



# FOR SALE

## SECURE A GREAT INVESTMENT

This property offers a great opportunity in an incredibly tight rental market, as a dual living property. All requirements for an smart investor looking for dual income investment with an exciting rental return.

The property consists of two residences co-existing but entirely private from each other.

Rental return is \$1250 per week  
Unit 1 \$750 per week lease until 09/11/24  
Unit 2 \$500 per week lease until 19/08/24

Unit 1; 3-bedrooms, ensuite, large walk-in robe, family bathroom, study nook, open, airy and light dining and living areas with high ceilings, opening onto a bright patio and then to a large and secure back yard with plenty of room for a pool if desired. There is a large garden shed, good side access and hard standing for a caravan or large boat. Plus extra large double lockup garage.

Unit 2; 2- bedroom, bathroom in middle, and private from the kitchen, dining and lounge areas with entry via a secure patio and lockup carport.

Solar system 6.5 KVA

Peregian Springs, is a modern, family focused community, five minutes from the beach, perfectly situated to enjoy the whole Sunshine Coast.

There is a very strong and supportive local vibe that resonates throughout this community.

It has excellent schools, kindy and childcare plus close access to great beaches, parks, restaurants, pubs, clubs, cafes, shopping, sports and services.

Also .... there is one of the best golf courses in Queensland on the doorstep.

5 mins to Peregian or Coolool Beaches, 10 mins to Maroochydore or Mooloolaba, 20 mins to Noosa and 90 mins to Brisbane.

5 BED | 3 BATH | 3 CAR

PRICE:  
\$1,200,000




OPEN FOR INSPECTION:  
N/A

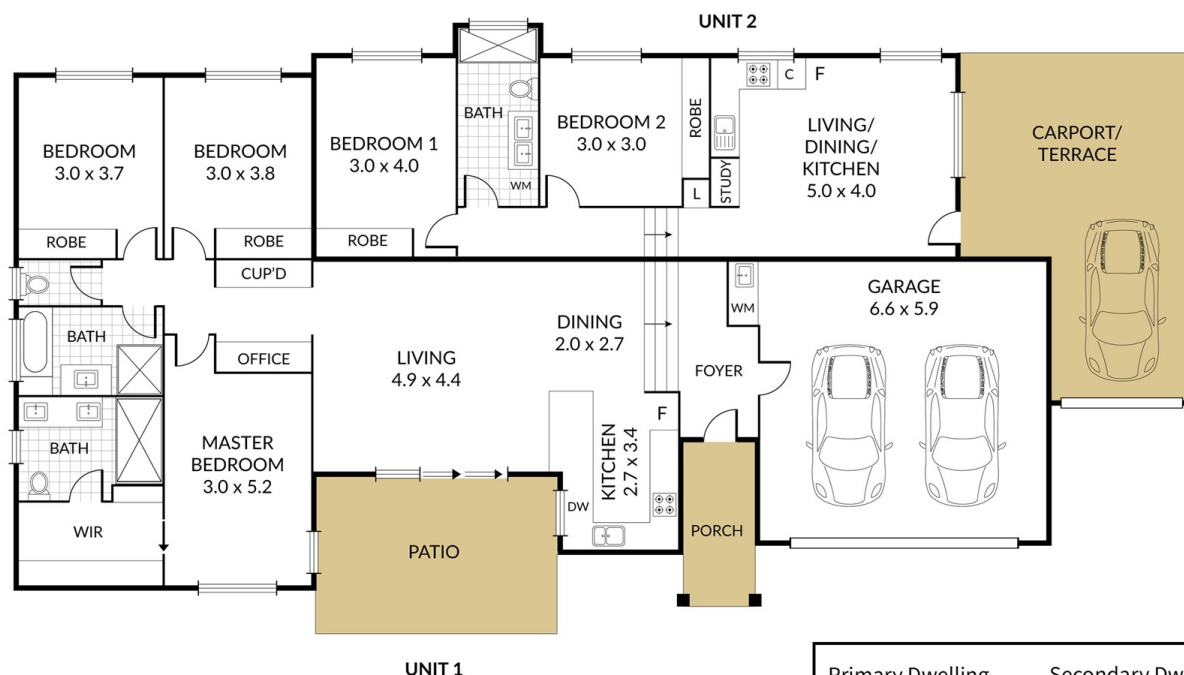


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Internal 240m<sup>2</sup> External 18m<sup>2</sup> Total 258 m<sup>2</sup>

## U1 & 2/ 54 Scribbly Gum Circuit, Peregian Springs

5 x  3 x  3 x 



**ONEPERCENT**  
PROPERTY SALES

Primary Dwelling	Secondary Dwelling
Internal 119m <sup>2</sup>	Internal 60m <sup>2</sup>
Garage 41m <sup>2</sup>	Garage 20m <sup>2</sup>
External 18m <sup>2</sup>	
TOTAL 178m <sup>2</sup>	TOTAL 80m <sup>2</sup>

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.