

Sold



41 Hinley Avenue, Maroochydore



## CBD LIVING - RAVING MAD IF YOU DON'T!

Anyone that knows anything about what's happening around here is going to get excited by an opportunity to secure this lamb dressed up as mutton, in what is most certainly a 'Blue Chip' position.

This pan flat 524m2 medium density allotment is currently home to a duplex pair, constructed of besser block with a new colorbond roof added just 2 year ago.

Fresh to the market, it's an opportunity that offers plenty. There are options galore to improve, modernise, extend or simply leave it alone and enjoy the returns, put your feet up and ride the growth.

Calling this property home means you can grab your SUP, fishing rod, kayak, pooch, or simply a good book and a towel and stroll barefoot down to Picnic Point. Ohh, and why not return \$225 per week while you're out in the water by renting out the rear unit, within an area that's currently being developed like it's straight out of a dream. (check out <http://suncentralmaroochydore.com.au/>)

Head South East for 800m and you'll find yourself in the CBD of Maroochydore, on Ocean St. Everything is here and it's growing, no hustle and bustle, just ultra convenience!

Not impressed yet? A wee bike ride and you're in Cotton Tree, amidst

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Price	SOLD
Property Type	Residential
Property ID	2200
Land Area	524 m2

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



your choice of countless cafes and eateries, our stunning river mouth, kids parks and bike tracks, markets, library, surf club, the list just goes on. All these daily conveniences are well and truly on your doorstep.

Summary;

- :: Zoned Medium Density, currently on one title
- :: Two bedroom unit at the front with an expected return of \$340 per week
- :: One bedroom unit at the rear with a current return of \$225 per week
- :: Each unit has extensive outdoor areas and their own car accommodation
- :: Options galore as a straight investment, extended family arrangement, project or superbly located home.

Set to sell to one lucky new owner, check the position out on 'maps' then call Wes for further information or to arrange your viewing today.

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