

Sold



5 Hinley Ave, Maroochydore



## PERFECTLY POSITIONED - WITH DUPLEX POTENTIAL

Fresh to the market is this partly renovated 3 bedroom home, ideally located in a sought after pocket of one of our favourite beachside suburbs.

With options to improve, modernise, extend or simply finish a few things off and enjoy, if location holds importance this should be at the top of your inspection list!

About 200m from the front door along Swinbourne lane is an open park by the water, perfect for kicking the footy, launching your kayak, catching a bucket of fish or having a picnic by the water with friends and fam.

Just out of sight and well within walking distance past the original homemaker centre is the rejuvenated and extended Sunshine Plaza ([www.sunshineplaza.com](http://www.sunshineplaza.com))

Not impressed yet? A wee bike ride and you're in Cotton Tree, amidst 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, but without the price tag!

Back to the block itself and both the position and building envelope of the current property are advantageous to those looking to either land bank, or immediately build a second dwelling on the 607m2 corner allotment. An easy drive through to the well sized rear yard via the current sleepout (former carport) to a proposed second dwelling requires

 3  1  1  607m2

**Price** SOLD for \$540,000

**Property Type** Residential

**Property ID** 2765

**Land Area** 607 m2

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

Justin Voss - 0400 822 069

### OFFICE DETAILS

Maroochydore  
SHOP 5/110 Aerodrome Road  
Maroochydore, QLD, 4558  
Australia  
0754456500



minimal disruption to the existing property.

Everything is here and it's growing, no hustle and bustle, just ultra convenience set to sell to one lucky new owner!

Call Wes to organise your inspection today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*