

That's an error.

That's all we know.



















2, 2 Pettigrew Street, Mooloolaba



## MOOLOOLABA MAGIC

Positioned perfectly within easy walking distance of the iconic beaches, cafes and restaurants of both Mooloolaba and Alexandra Headlands, this single level two bedroom unit presents an outstanding opportunity to either establish a new home complete with a prized 'sand in the toes' lifestyle, or secure a high returning investment property in a blue chip location.

Tastefully modernised and meticulously cared for, this immaculately presented apartment is one of only four in a solidly constructed complex that boasts low body corporate fees, a healthy sinking fund and a new roof that's less than 12 months old; it's no wonder the other three units are also owner occupied!

The front veranda enjoys great privacy, a leafy outlook and is an ideal place to bbq or sit & relax given the cool ocean breeze that normally blows. Inside the unit has a real homely feel and benefits from good levels of natural light plus a newly installed air conditioning unit for the rare occasions that the pre mentioned breeze isn't present. The tiled open plan living area that greets you upon entry is spacious and adjoins a well appointed kitchen equipped with modern appliances, breakfast bar and ample cupboard and bench space for the cook.

Both bedrooms are a great size and feature built in wardrobes, recently laid carpet and ceiling fans. The stylishly renovated bathroom has an oversized shower with existing bath taps in place for those wishing to modify it back into a dual unit, while outside, a single lock up garage provides secure car accommodation as well as extra storage space.

We all know about the beaches, but with quality amenities, parks and conveniences such as Velo Caf  , the Emerald Woods complex and Mooloolaba Coles at you doorstep, plus simple access to the Sunshine Motorway for those longer trips north and south, you just can't go wrong here.

This low maintenance single level Mooloolaba gem is an absolute banker no matter how you look at it and will appeal to downsizers, first timers, investors or those looking for a fantastic weekend to escape the city. Guaranteed not to last long, call Drew now if you wish to arrange a private inspection or visit one of our scheduled open homes to secure a piece of Mooloolaba magic.

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

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 2210

### AGENT DETAILS

### OFFICE DETAILS

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



*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*