



1, 36 Marra Court, Mountain Creek



## MODERNISED DUPLEX WITH ROOMY YARD AND SIDE ACCESS!

Located within a little known culdesac in Mountain Creek, this 2 bedroom duplex is the perfect investment, downsize or take your first step into the property market.

Boasting a few things units often lack; there's a sizeable yard for the kids or pet, side access for the boat or trailer and an oversized garage to secure the car and there is room for a small workshop as desired.

- :: Spacious low set unit with oversized exclusive courtyard
- :: Two large bedrooms, modernised bathroom plus separate WC
- :: Open plan living/dining plus practical kitchen
- :: Reverse cycle air-conditioning, ceiling fans throughout
- :: Oversized single garage plus loads of off street parking
- :: No body corporate levy!
- :: Separate laundry
- :: Only minutes away from Mooloolaba beach, local shops & schools
- :: Motivated owner has priced to sell quickly
- :: Currently returning \$295 per week

There is no better value unit on the market, 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*

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| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2221        |

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
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*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.*