

Sold



2, 2 Crows Ash Place, Kuluin



## OUTSTANDING INVESTMENT PROPERTY

A great investment opportunity yielding approx. 5.5% gross. The current tenants are keen to stay on if an investor buys. Approx. 2 years young, this stylish large duplex has many features that will be sure to impress. The overall size is approx. 167m2 and on a huge approx. 452m2 block of land. Open plan living and a dining area which flows out onto the private secluded north facing rear covered alfresco entertaining area is one of the highlights.

Having a double garage with internal access is very sought after. There has been turf freshly laid to compliment a yard space which is very generous in size for a duplex property, which even has room for a caravan or boat. Ideal for a buyer looking for near new, spacious, low maintenance and in an affordable price bracket This home will sell quickly so be sure to arrange your inspection today.

- Kitchen with stone benchtop and stainless steel appliances
- Quality wool carpet and modern easy care vinyl plank flooring
- Master bedroom complete with walk-in robe and ensuite
- Secure 2 car double lock-up garage with remote controls
- Low maintenance brick construction and colour bond roof
- Solar Hot Water System with electrical back up
- Security screens all round with steel frame construction
- Extra room for another vehicle, caravan or boat
- Quiet peaceful location and there's even a bush backdrop

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Price	SOLD
Property Type	Residential
Property ID	2285

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

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



Situated in the popular Kuluin area which is a 4558 postcode (the same as the new Maroochydore CBD) within short walking distance to the local shops and close to the local primary school. Child care, parks and public transport are all close by. A short drive to the Maroochy river, boat ramp, Sunshine Plaza, Sunshine Coasts beautiful beaches, restaurants and easy access onto the Sunshine Motor Way and Bruce Highway.

A great opportunity now presents to be the new owner of this lovely property.

*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.*