

Sold



41 Hinley Avenue, Maroochydore



## RIVERSIDE LIVING - 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 as mutton, in what is most certainly a 'Blue Chip' locale.

This pan flat 524m<sup>2</sup> medium density allotment is currently home to a duplex pair, constructed of besser block.

Fresh to the market, it's an opportunity that offers plenty. There are options galore to improve, modernise, extend or simply leave as is and enjoy the passive income, 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 rake in the cash while you're out in the water by renting out one of the units, within an area that's currently being developed like it's straight out of an investors dream.

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 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.

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Price	SOLD for \$750,000
Property Type	Residential
Property ID	5755
Land Area	524 m <sup>2</sup>

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



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 a current return of \$370 per week
- :: One bedroom unit at the rear with a current return of \$285 per week
- :: Each unit has extensive outdoor areas and their own car accommodation and storage.
- :: Options galore as a straight investment, extended family arrangement, project or superbly located home.

Set to sell to one lucky new owner, call Wes for further information or to arrange your viewing today. Offers prior to Auction seriously considered.

*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.*