

17 Cooinda Cres, Maroochydore, QLD 4558

Sold - 14/07/2020

House 4 3 2



## DUAL OCCUPANCY / INCOME POTENTIAL

Have you been searching for a property where you can live in one section and rent out the other? Do you need to accommodate extended family? If so, this property can be all of these things and more!

**Open for Inspection**

By Appointment.

Located in a highly sought after location with easy access to the Maroochydore Home Maker Centre; high school, transport and only 600 metres to the river.

Positioned on a roomy 625 square metre block, the home is split over 2 levels: first floor with 3 bedrooms, 2 bathrooms, spacious living/dining and modern kitchen. There is a massive north-east facing wrap around balcony helps to capture the fabulous breezes and provides extra space for relation. Each residence has it's own electricity metre.

The ground floor encompasses the separate one bedroom self contained flat (great space for AirBnB; permanent rental or a place for the 'granny') This space has its own kitchen; bathroom; bedroom, living area and separate access. The double garage is also on this level and has a great storage room. A rental return of more than 4% is possible with minimum income of around \$650 per week combined for both sections on a permanent basis.

The home is double brick and has a concrete slab floor reducing any sound or echoing.

Dual occupancy houses in this area are rare and are being snapped up, so don't let this great property slip through your fingers.

### Listed By

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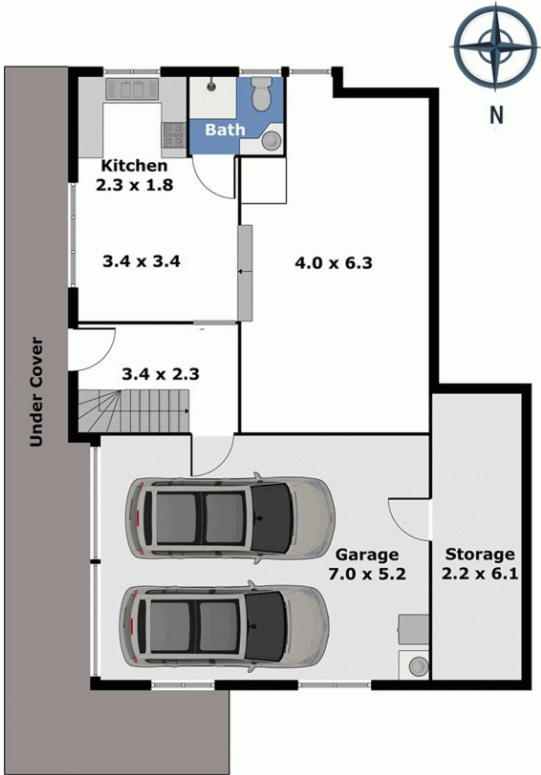


Floorplan

17 Cooinda Crescent, **Maroochydore**



Upper Level



Lower Level

Area	
Interior	230 m <sup>2</sup>
Exterior	70 m <sup>2</sup>
Total	300 m <sup>2</sup>

This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m2 are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Bedrooms are measured from wall to robe.

