

40 Sugar Road North , Maroochydore, QLD 4558

Sold - \$800,000

House 3  1  1 



TRADIES ALERT! CBD Park & Beach Precinct - Quiet Cul-De-Sac

This low-set classic is ripe for renovation in parts with some work and TLC required throughout the home.

Invest in location and lifestyle with the purchase of this immaculate home at the end of a cul-de-sac less than 500 metres to the emerging SunCentral CBD & Future Park Precinct, the nation's most innovative and exciting new regional city centres – an employment and entertainment hub with acres of pristine parkland and waterways.

Easy-care living, the home comprises north facing front verandah, three bedrooms, modern kitchen and bathroom/laundry combo, separate toilet, sunken lounge, full-length rear verandah, and single lock up garage, plus side access to double carport, on a low maintenance 607m2 block with a child/pet-friendly fenced backyard.

Raked timber-lined ceilings in lounge and kitchen, security screens, built-ins in all bedrooms, direct verandah access from master, window blinds, and solar hot water – are existing features of note. Neat, sweet, and complete, there is no immediate money needing to be spent; it is 'rent ready' or ready to move into as an owner-occupier where you can enjoy the convenience of living in such a superb central locale.

The perfect size for a couple (whether starting out or downsizing), it could also suit a small family, and there's plenty of reasons it will appeal to an investor. Properties in this precinct are in high demand and are generally tightly held, the emergence of the CBD & Located in the Park Precinct in advance has pushed up values and will continue to do so as it starts to truly come to life.

Not only is it just a short walk to the CBD, but the Maud Street IGA is just a five-minute walk, there's a bus stop around the corner, Cotton Tree is approximately a 20-25-minute walk, and you are within five minutes of beaches, surf clubs, Sunshine Plaza, and Ocean Street dining/entertainment.

Long-term investor owner is highly motivated to sell – you are welcome to submit an offer prior to Auction. The property is vacant, and ready for its next lease of life. Make it yours, this will be a 'smart' decision that will reap future rewards.

- * Solid, Neat & Tidy Low-Set Home On 607m2
- * 3 Bedrooms, Bathroom/Laundry Combo
- * Modern Kitchen, Sunken Lounge/Dining
- * Sun Drenched North Facing Front Verandah

Listed By

The Office

Phone: (07) 5443 5700

Open for Inspection

By Appointment.

