

Open to all Offers

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📍 40 Sugar Road North Maroochydore QLD



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Absolute Central Maroochydore position

Now Reduced - Offers Over \$610,000

The sellers are serious about receiving all offers and letting this beauty go. Exit golf course, enter the new CBD precinct with the centre of town only going to steps away from this location. Properties don't often become available on this street. There are legitimate reasons why they been so tightly held.

For the first time in years, Little Real Estate is ecstatic to present to the market:

40 Sugar Road North, Maroochydore.

Consisting of 3 generous bedrooms, 1-bathroom, spacious sunken lounge room plus car accommodation for 2 vehicles in a rear carport and a lock up garage at the front, all sitting on a prime 607m2 allotment. Currently with tenants for another 3 months returning a rental income to the owners. Have a good look where this property is located!

The most difficult choice is what do you do?

Move in yourself; continue to rent the property and receive a rental income; knockdown and develop? It's great to have options! Maroochydore is changing, actually it has changed, and homesites like this are going to be very much focused on, given their prime location. North East facing and a couple of houses from the end of a cul-de-sac with no through traffic.

Little things we like:

- Merely seconds to drive to the Bunnings / Officeworks location.
- Steps away from the IGA complex nearby
- Metres to Vincenza Coffee for the morning starter.
- Duck around further to get to the Homemaker Centre.
- Walk to the CBD and the brand-new city centre incorporating cafes and business.
- 1-2 min drive to Sunshine Plaza.
- 3-4 min drive to the area's beautiful beaches.

For more information please call Theo Balaskas direct on 0431 232 864.