

# 1 & 2/54 Scribbly Gum Circuit, Peregian Springs, Qld 4573

**ONEPERCENT**  
PROPERTY SALES

## Sold House

Saturday, 23 December 2023

1 & 2/54 Scribbly Gum Circuit, Peregian Springs, Qld 4573

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 630 m2**

**Type: House**



Mike Sweeney  
0417763499



Caren Nancarrow  
0413661000

**\$1,180,000**

This property offers a great opportunity in an incredibly tight rental market, as a dual living property. All requirements for an smart investor looking for dual income investment with an exciting rental return. The property consists of two residences co-existing but entirely private from each other. Rental return is \$1250 per week Unit 1 \$750 per week lease until 09/11/24 Unit 2 \$500 per week lease until 19/08/24 Unit 1; 3-bedrooms, ensuite, large walk-in robe, family bathroom, study nook, open, airy and light dining and living areas with high ceilings, opening onto a bright patio and then to a large and secure back yard with plenty of room for a pool if desired. There is a large garden shed, good side access and hard standing for a caravan or large boat. Plus extra large double lockup garage. Unit 2; 2- bedroom, bathroom in middle, and private from the kitchen, dining and lounge areas with entry via a secure patio and lockup carport. Solar system 6.5 KVA Peregian Springs, is a modern, family focused community, five minutes from the beach, perfectly situated to enjoy the whole Sunshine Coast. There is a very strong and supportive local vibe that resonates throughout this community. It has excellent schools, kindy and childcare plus close access to great beaches, parks, restaurants, pubs, clubs, cafes, shopping, sports and services. Also .... there is one of the best golf courses in Queensland on the doorstep. 5 mins to Peregian or Coolum Beaches, 10 mins to Maroochydore or Mooloolaba, 20 mins to Noosa and 90 mins to Brisbane. There is a body corporate fee of \$1300 p.a. for Ridges Community services. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, One Percent Property Sales will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether this information is in fact accurate, and that the property meets their requirements.