

11 Ingara Street, Maroochydore, Qld 4558

mcgill.

Sold House

Monday, 11 September 2023

11 Ingara Street, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 531 m2

Type: House



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\$720,000

The current owners have seen it all in their 27 years at this home, solid, tidy and in original condition but begging for someone with a bit of flair to modernise this home. The surrounding houses are being modernised or knock down and re-built with many people wanting to enjoy this riverside location. Here you have the convenience of the Maroochy CBD without the hustle and bustle. Go for a walk on the river of an afternoon, or drop a line in and enjoy some fishing. All inspections are to be booked via the book inspection button. Conditions of sale: Property to be sold as is, where is. A copy of building inspection report can be purchased for \$69. The existing house is single level with 3 bedrooms and one bathroom. At the front is a large swimming pool and plenty of storage with a double enclosed carport and separate 2 car tandem garage...ideal if you like to tinker in the workshop on a project car! Even though the site is smaller than the preferred 800sqm size, according to two separate town planners opinions, a duplex could be developed on this site if a design could be prepared that achieves substantial compliance with Council's Dual Occupancy Code, however the most important parameters that would need to be adhered to include:

- A front setback of 4.5m to the dwelling and 6m to any garage or carport
- Side and rear setbacks of 1.5m
- Maximum site cover of 50% for single level duplex or 40% for double level duplex
- 50sqm of private open space per dwelling
- 1m wide landscape strip provided along site frontage
- Minimum 1 car space per dwelling

A double storey design would be required to achieve a design that complies with the required Council parameters. As a side note - this property is in a drainage deficiency area which would require a detailed flood search from Council and may require elevated flooring or fill to achieve flood immunity so this would also need to be taken into account as part of any duplex design. Seek your own planning advice but this site could be a great opportunity!