

**2/46-48 Toorumbee Drive, Mooloolaba, Qld 4557**



**Unit For Sale**

Thursday, 13 June 2024

2/46-48 Toorumbee Drive, Mooloolaba, Qld 4557

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 132 m2**

**Type: Unit**



Lee Hughes

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## OFFERS HIGH \$600K

Proudly presented by Lee Hughes Freedom Property Sunshine Coast Imagine getting up each morning and starting your day with a stroll to the beach. You would have the option to head south on the Coastal pathway to the Mooloolaba lighthouse or take the path north into Alexander Headlands for a coffee at the surf club. Well, here is your opportunity to secure that lifestyle. This townhouse-style unit, minutes from the beach, poses a terrific opportunity to capture that coastal lifestyle. Whether it is your ideal next home, an addition to your investment portfolio, or even your holiday retreat, this unit ticks all the boxes. Entry can be from the front door on the second level off Buderim Ave or from the unit's garage on the ground from Toorumbee Drive. Inside the unit, the open-plan living, dining and kitchen areas flow seamlessly with plenty of light and features a new hybrid laminate timber floor. The kitchen has a breakfast bar, ample cupboard, storage and benchtop space. Adjacent to the kitchen is the laundry with sink, benchtop and storage cabinets. Next to the laundry is a separate toilet. The upper level houses the two generously sized bedrooms with built-in robes, and the master has a private balcony. There is also a linen cupboard and the main bathroom on this level. The outdoor space comprises a private courtyard with a timber deck, planter boxes, a lawn, an undercover patio and a gate for access to Buderim Ave. Via the internal staircase, the lower level is the garage with a storage cupboard, and the unit also has an allocated second parking space in the property driveway. The unit is one of seven in a well-maintained complex; the corporate body is just \$1,726.15 per half-year. The building's roof has recently been cleaned and refurbished. Additional key features;- Rangehood, stove-top and oven are all near new- Timber deck and planter boxes new- New shower screen and second toilet- Large split system aircon unit- Solar- New roller blinds- The garage floor has recently been repainted- Feature timber staircase For investors, Mooloolaba is one of the Sunshine Coast's most coveted locations, drawing visitors from near and far throughout the year. This cosy unit, tucked away from the hustle and bustle of the esplanade, could represent a great investment opportunity for the long-term. Estimated income of \$590 to \$660 per week or Airbnb \$250 per night. The current owners have previously let the unit via Airbnb for a short period, with excellent results. The unit is within walking distance of the beach, Mooloolaba shops, esplanade café and restaurants, the Wharf precinct, and all other amenities. It is in the Mooloolaba Primary School and Mountain Creek High catchments and a short drive to the Sunshine Coast Airport, Hospital, and University. For all details and to inspect, contact Lee.- Spacious townhouse style unit- Low body corporate fees- Small block of only seven units- Fully fenced rear yard- Master bedroom with balcony- Perfect rental or Airbnb opportunity- Walk to Alexander Headland or Mooloolaba beaches- Local shops, café all within walking distance Call Lee for all details and to inspect