

2/88 McArthur Parade, Baringa, Qld 4551

AMBER WERCHON

Sold Duplex/Semi-detached

Monday, 16 October 2023

2/88 McArthur Parade, Baringa, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 152 m2

Type:

Duplex/Semi-detached



Sean Carter
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\$640,000

Amber Werchon Property presents to the market 2/88 McArthur Parade Baringa. Conveniently located near the Baringa Shopping Village and Schools, this three-bedroom duplex is set on a street more spacious than many in the area. The property presents both a comfortable living and a smart investment opportunity. Well presented, it provides the perfect blend of lifestyle, functionality, and practicality, making it ideal for first homeowners, investors, or a small family. The bedrooms are well-sized and equipped with built-in wardrobes and ceiling fans. The master benefits from an ensuite and air conditioning. The two other bedrooms, along with a shower and separate toilet, round out the upstairs living zone of the property. The open-plan living with air-conditioning is bright and airy with a well-designed layout, and the kitchen boasts stone bench tops, dishwasher, oven, oversized fridge space, and modern appliances. Other features include fans throughout, a 5,000-litre water tank, window screens, and security screened doors. The private front yard is perfect for summertime BBQs, so be sure to pencil in your gatherings in the diary! Located only minutes from the Caloundra Business Centre and world-class beaches, the home is ideal for families. The brand new play areas, community gardens, Unity College, and the STEM school at Baringa are all close by. Plus, with the shopping village within walking distance, ample amenities are at your doorstep! Council Rates - \$2,340 / year approx Currently generating a return of \$600/week, tenanted until the 25th of January 2024. Rent Appraisal - \$600 - \$650 per week. Contact Sean or Matt to book your private inspection today, this one won't last long!. S K Consultancy Group Pty Ltd working in conjunction with Amber Werchon Property.