

A word from the Owners of 6/12 Arwen Street, Maroochydore



Configuration	2 Bedrooms 1 Bathroom 1 Car
Rates	\$2,802.52 per annum – approximately.
Body Corporate Fees	\$3,753.32 per annum – approximately.
Rental Appraisal	\$625.00 to \$675.00 per week – approximately.
What first attracted you to this home?	We loved the property's central location and its proximity to everything Maroochydore has to offer. We originally purchased the property for our daughter due to its convenience and lifestyle appeal, and after she moved out, it became an investment property. It has since proven to be a fantastic, low-maintenance investment for us.
Why are you selling?	We no longer require the property as an investment and have decided to sell so that we can utilise the funds to finalise the renovations on our principal place of residence.
What is the construction of the property and roof?	Property: Brick Roof: Colourbond

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When was the home built?	Year Built: 1992
Inclusions to remain with the property?	Blinds, and curtains throughout.
Any cooling or heating?	Ceiling fans are installed to both bedrooms, while the main living and dining area is serviced by split system air-conditioning.
School catchments	Kuluin State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12
Closest public transport?	Bus Stop: Main Rd (near Pindari St) Bus Stop: Main Rd (near Radiata St)
Have you completed any renovations or additions?	We have undertaken regular maintenance of the property throughout our ownership, including during the tenancy period. Prior to bringing the property to market, we also completed a refresh, including repainting the property throughout and replacing the carpet in the main living area and throughout the upper level.
Are there any other benefits or features you love about the property?	<ul style="list-style-type: none"> • Exceptional central location, just moments from the Maroochydore CBD, shopping, dining, and public transport. • Low body corporate fees, offering excellent value and affordability. • Low-maintenance lifestyle, making it the perfect lock-up-and-leave property. • Fantastic investment opportunity with strong rental appeal and excellent returns. • Move-in ready, having been recently refreshed with new paint and carpet throughout.

DISCLAIMER: the information contained in this fact sheet is provided by the Seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.

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McGrath