

Sold



30C Toral Drive, Buderim



## Investor's dream - perfect location, amazing return

30C Toral Drive is a unique property.

Set up as two separately-metered homes, it's perfect for dual living, a home-based business or an investment property delivering rental returns of 775pw.

Located down a peaceful lane but close to major amenities, it offers the chance to live in one side of the property while earning rental income from the other. Just six years old, 30C Toral Drive located just minutes from all Buderim has to offer. An easy walk to shops and cafes, the property is also within walking distance of Sunshine Coast University and several public and private schools. At a time when housing stock is limited and rentals are increasingly hard to find, this property is one of the best prospects on the Coast.

The motivated seller is seeking offers, so don't delay.

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**Price** SOLD for \$680,000

**Property Type** Residential

**Land Area** 679 m2

### Agent Details

Nigel Jackson - 0497 338 395

### Office Details

Jackson Jones

0497 338 395



### HOME ONE

The larger apartment features a spacious living/dining area leading into a light and airy contemporary kitchen with stone benchtops and stainless-steel fixtures. The kitchen flows out onto a covered entertaining area equipped with ceiling fan and downlights, and a fully fenced backyard.

There are three spacious bedrooms, all with ceiling fans and wardrobes, and the main includes a generous walk-in robe and modern ensuite. A well-appointed

bathroom and separate toilet, plus a large remote-operated two-car garage, complete the picture.

## HOME TWO

This apartment is finished to the same exacting standards, offering an easy-to-maintain combined lounge, kitchen and dining space. There are two spacious bedrooms, both with ceiling fans and built in robes, and a contemporary main bathroom.

A remote-operated garage, compact undercover outdoor area and a fenced yard overlooking countryside add to its charms.

## Rental returns

30C Toral Drive offers an enticing 5.5% approximate return at a time when interest rates are at record lows and the share market is volatile.

Home one is leased at \$430pw until 26/01/2021. Home two is leased at \$345pw until 11/01/2021. The combined weekly rental total is \$775pw. Try finding a return as strong anywhere on the Sunny Coast.

## What we love:

- Perfect dual living set up
- Quality finishes and contemporary styling throughout
- Stone benchtops and stainless fixtures
- Premium tiling
- Total of 5 bedrooms, all with fans and wardrobes
- Total of 3 bathrooms, plus separate toilet
- Main with ensuite and walk-in robe
- Combined rental return of \$775pw
- Peaceful location yet accessible to everything

Toral Drive is close to a Coles shopping centre, Mooloolaba beach, Maroochydore CBD, Kawana Shoppingworld and cinemas, numerous top state and private schools, Sunshine Coast University and the Sunshine Coast Hospital precinct.

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