







Dual Living - The Ridges

4 4 3 613m2

Located in the sought after Ridges enclave in the growth corridor of Peregian Springs, this purpose built dual occupancy home was constructed by respected local builder Mark Bain and was completed in 2016. Currently returning $755 per week but could realise $800-$830 per week if advertising for new tenants in the current market. Ideally suited to either a large family with a dependent adult requiring integrated but separate living under roof, or for a top up income for the home owner, or its a great return and growth generating investment. Peregian Springs has enjoyed 14% growth over the years 2016-2019.

The main home:
This well designed 3 bedroom home has a great back yard and plenty of storage including a garden shed. You will enjoy full access to the Ridges Rec Club Facilities including lap pool, kids pools and lagoon, gymnasium, café and more.

- 3 bedrooms all with ample robes and ceiling fans
- Air conditioned main bedroom with ensuite and patio access
- Stylish kitchen with stone benches, double fridge space and gas cooktop
- Large air conditioned and tiled open plan living room with direct patio access

Price	SOLD for $725,000
Property Type	Residential
Property ID	78
Land Area	613 m2

Agent Details

Office Details

Sunshine Estate Agents
100 Brisbane Road Mooloolaba, QLD, 4557 Australia
07 5354 6007

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- Covered alfresco overlooking a decent sized yard
- Double lock up garage with internal entry
- Quiet cul-de-sac location and easy walk to the local Day Care Centre
- 2.3m x 1.5m storage shed, fully fenced for kids and pets

The Unit:
Very private and completely independent of the main dwelling, the clever design provides great separation of living and outdoor areas to minimise impact between the occupants. The separate power meters and sub-meter for water makes dividing expenses super simple.

- Fully fenced and with a separate entry
- 1 air conditioned bedroom plus bathroom
- Air conditioned open plan living room
- Kitchenette with stone benches, gas cooktop and electric oven
- Single lock up garage with internal entry, internal laundry
- Compact and private courtyard with additional storage shed
- No mowing or garden care required

The ultimate balance of lifestyle and convenience you are just minutes from some of the best the Sunshine Coast has to offer. The Ridges Body Corporate fees cover mowing of the footpaths and park to maintain a high level of presentation and provide your gym, kids pool, heated lap pool and rec club with a great coffee shop. There are a number of quality private colleges in the area to choose from, and Noosa with it's iconic beach and iconinc dining options is just 15 minutes away. Its a great housing and investment solution.

Distances:

Peregian Springs State School 1.2km
Ridges Rercreation Club 1.1 km
St Andrews College 2.1km
Coolum Beach State High 4.4km
Peregian Springs Shopping Centre 2.4km
Peregian Beach 4.7km
Noosa Beach and Restaurants 15.9km
Sunshine Coast Airport 17 km

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