



Unit 1, Karome Place

Property Details



Offers over \$345,000

1/12 Karome Street, PACIFIC PARADISE QLD



Open Home Cancelled 29/06

Location, Lifestyle & Value for Money

Nestled in a quiet street close to shops, school, cafs, beach and entertainment you will find this well-appointed duplex that ticks all the boxes!

It's ready to move in and enjoy the laid-back Pacific Paradise lifestyle or rent out for immediate returns. This gem won't last long!

Things we love about this property:

Large kitchen with a separate open plan living and dining area

2 Generous size bedrooms with built in wardrobes & fans

Bathroom with two-way entry to master bedroom

Oversized separate laundry with outside access

Lock up garage with internal access plus off-street parking for a second vehicle

Plenty of storage & security screens throughout

Self-managed body corporate keeps fees low and gives greater control over your investment

Huge fully fenced yard with a shed, fire pit and easy to maintain gardens making it perfect for pets or just to relax in private and enjoy the Sunshine Coast/Beach lifestyle.

If renovating/value adding is your thing than the solid brick construction and the layout of this property lends itself to endless possibilities.

With a model tenant in place this will appeal to Investors, First Home Buyers and Downsizers alike!

UNDER CONTRACT - Subject to Conditions



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Property Photos Photo Gallery



INTERNAL AREA: 107 SQM
GARAGE AREA: 18 SQM
TOTAL AREA: 125 SQM
TOTAL FLOOR AREA: 107 SQM



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Property Features Key features of the property

- 2 Bedrooms
- 1 Bathroom
- 1 Garage



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Financials & Docs

Item	Approximate	
Council Rates	\$2,014	per annum
Water Rates	\$1,469	per annum
Body Corporate	\$1,051	per annum
Income	\$330	per week



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REAL ESTATE

Coastal

Dan Hawes

0477 503 059

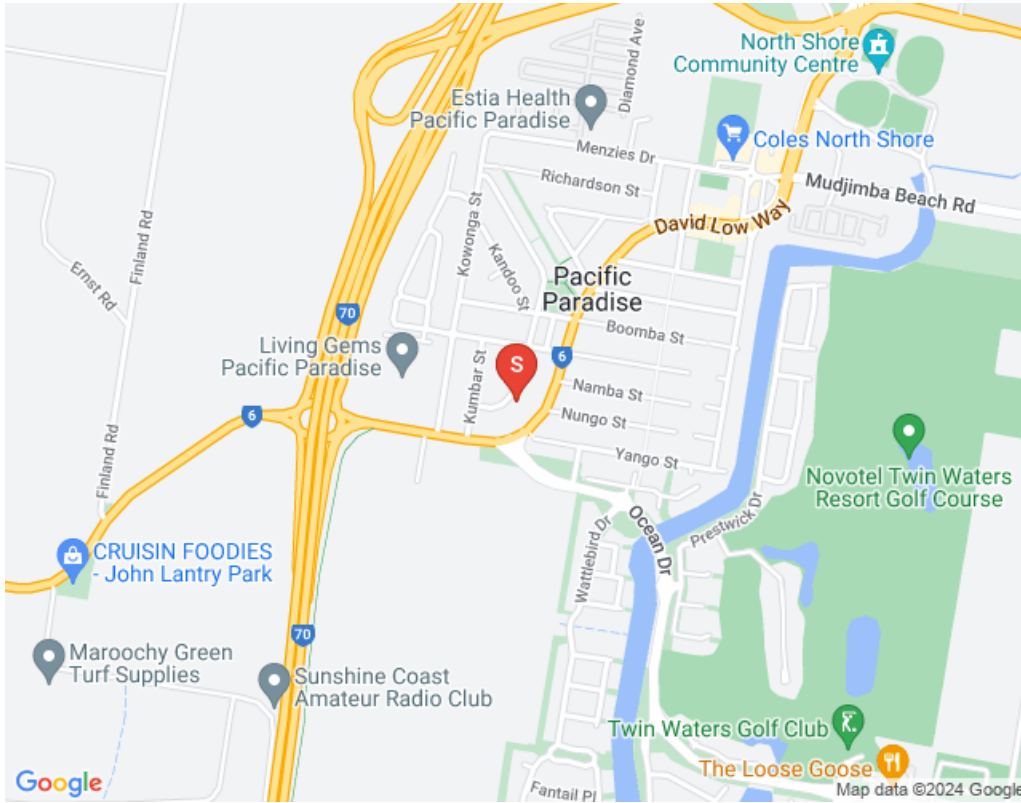
07 5444 0800

dan@fncoastal.com.au



Unit 1, Karome Place

Google Map - Property Location Map





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For Further Information

I am the selling agent for 1/12 Karome Street, PACIFIC PARADISE.

If you have any queries please do not hesitate to contact me via phone or email.



Dan

Dan Hawes

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Born and raised on the beautiful Sunshine Coast Dan Hawes's outgoing spirit took him on a 12 year overseas adventure incorporating over 40 countries, backpacking Asia, camper vaning Europe, riding his motorbike through Latin America, foster parenting special needs children in the US and even living in Inuit communities in the high Arctic of Canada.

Living, working, travelling and experiencing different cultures and ways of life have given him a true understanding of people as well as life around the world.

He and his wife Claudia returned home to the Sunshine Coast 6 years ago and he has been selling real estate ever since. When asked what brought him back to the Sunshine Coast, he said "In all of my travels I have been privileged to see many walks of life. Although there are many beautiful places on earth, the Sunshine Coast is definitely one of them! I have always loved the Coast, I can't think of a better place on Earth to raise a family, we are truly lucky to call this amazing place home!" Dan has a four year old Son, Shayden, and a 2 year old Daughter, Kiyana, who he utterly adores.

When asked why he chose a career in real estate his response was simple "I love interacting with people, negotiating and getting the best outcome for my vendors time and time again. I believe honesty and a true desire to help people is the secret to success".

With real estate in his blood and passion in his eye, Dan has the attention to detail and proven successes that will get you top dollar for your property!

Backed by First National Real Estate Coastal, Dan is committed to providing you with the highest level of service to ensure you are happy in every way!



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Do you need to sell to buy ?



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Are You Buying For Investment ?

Attention Property Investors

As a landlord you want to be assured that your property is managed professionally & efficiently.

We believe that rental management is not merely "collection of rent" but doing all that we can to ensure that the property that you choose to invest your hard earned dollars in, retains & increases its value so that when you sell this property you receive the maximum amount of profit on your original investment.

Our Service Guarantee

We Guarantee

1. Personalised service
2. Award Winning & Friendly Staff
3. Competitive Rates
4. Quarterly Inspections
5. Regular market rent reviews
6. Accompanied tenant inspections
7. Thorough tenant screening
8. Commitment to minimising rental arrears
9. Timely Disburseals
10. Regular & Prompt Communication

Should we fail to provide any of the above services you are at liberty to cancel your Management Agreement or we will refund the last three months management and rent collection fees from the time you notify the Principal.

Our award winning staff are committed to providing a personal & effective service aimed at maximizing your rental returns & protecting your investment.

Making the switch is easier than you might think – call us today.

[Click here for our complete Property Management proposal](#)





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Ready to make an offer ?

Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



