



2/35 Richardson Street Pacific Paradise, QLD

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## Entry Level Duplex Delight!

Downsizers, investors, and entry-level buyers will need to HURRY to secure this immaculate, well-located duplex within walking distance to many local amenities including primary school, parks, shops, dining, tavern, bowls club, childcare, and medical, plus just a three-minute drive to beautiful Mudjimba Beach for patrolled swimming!

Solidly built, this brick veneer duplex comprises two bedrooms both with built-ins, one bathroom, separate toilet, modern kitchen, open plan living and dining, expansive covered east facing patio, grassy fenced courtyard, separate laundry, and single carport plus extra parking space onsite for second vehicle.

Renovated throughout - presentation shines and there is no immediate money needing to be spent; features include timber look flooring in living, carpets in bedrooms, north facing bay window in master bedroom, separate shower and bath, stainless steel appliances, split system air-conditioning in living, ceiling fans, security screens at front, 6kw solar and storage in roof.

**Type:** Unit  
**Sold Date:** 2021-12-03  
**Building Size:** 125

**Council Rates:** \$1,952.60/year (approx)



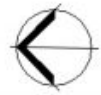
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# 2/35 Richardson St, PACIFIC PARADISE

Internal: 80sqm | External: 45sqm | TOTAL: 125sqm



Plan not to scale & areas approx. To be used for illustrative purposes only.

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