



U470 'The Beach Club' Mooloolaba

Property Details



Offers Over \$300,000

470/87 First Avenue, MOOLOOLABA QLD



Renovated Apartment with large wrap around balcony

This 1 bedroom apartment positioned on the top level of this Complex, has the advantage of the communal roof top zone only steps away. The complex is located walking distance to beach, shopping, cafés, clubs, restaurants and transport.

Features:

- Large wrap around north facing balcony
- End unit with more windows, being light bright and Airy
- Ocean views from balcony
- Good size living tiled area
- Great size modern kitchen with plenty of cupboard space
- Good size bedroom with Modern ensuite
- Separate laundry space
- Airconditioned
- Fully furnished

Excellent facilities including ground floor lap pool, sauna and gym.
Roof top plunge pool and BBQ area.
On-site management
Undercover basement car space



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Coastal

Shane Pursell

0402 012 142

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U470 'The Beach Club' Mooloolaba

Property Photos Photo Gallery



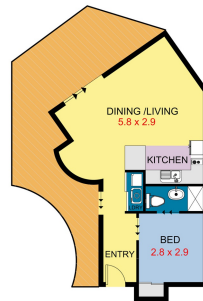
470/87-87 First Avenue, Mooloolaba QLD 4557



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Property Features Key features of the property

- 1 Bedroom
- 1 Bathroom
- 1 Garage
- Air Conditioning
- Gym
- In Ground Pool



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Financials & Docs

Item	Approximate	
Council Rates	\$2,067	per annum
Water Rates	\$1,021	per annum
Body Corporate	\$6,323	per annum
Income	TBA	

[Body Corporate Disclosure Statement](#)

[Council Rates](#)

[Water Rates](#)

[holiday letting figures](#)

[Rental Appraisal](#)



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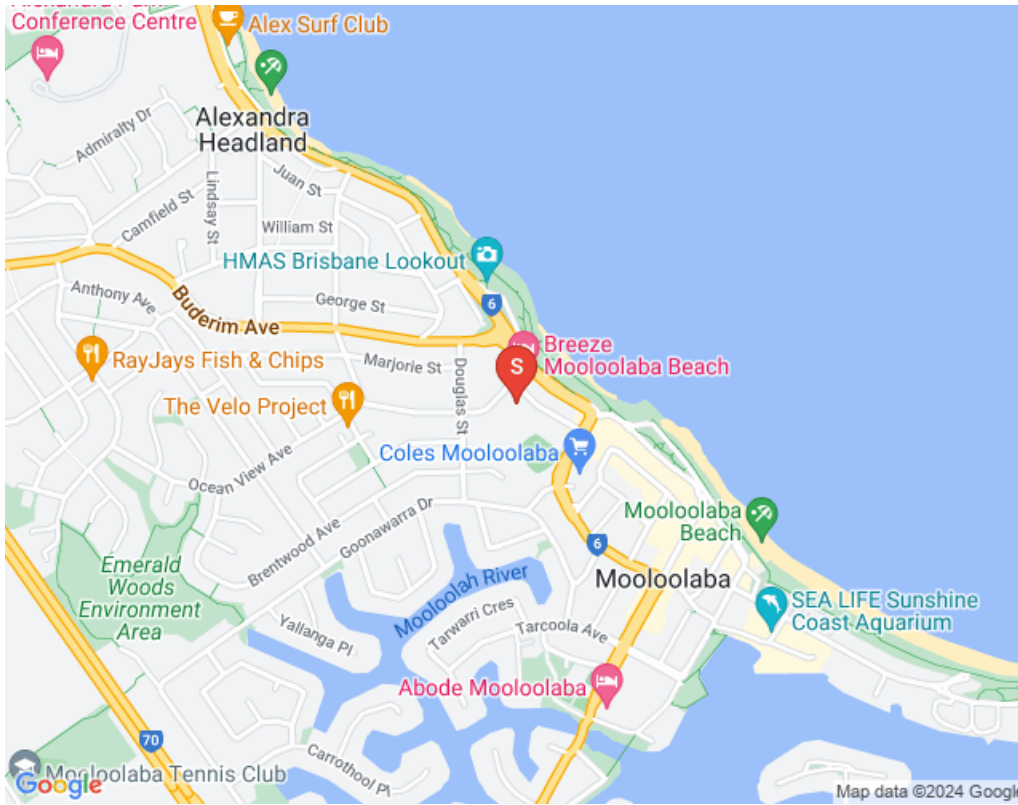
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Google Map - Property Location Map





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For Further Information

I am the selling agent for 470/87 First Avenue, MOOLOOLABA.

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



Shane Purssell

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Shane Purssell, a 2nd generation agent, has developed a strong reputation for enthusiasm, integrity and dedication. Shane started his career in year 2000 and has had a very strong bond for selling under the First National Brand for over 20 years.

Achieving numerous real estate awards throughout his career, he is an experienced and knowledgeable professional with a long record of exceptional results.

His skills in marketing, negotiation and continued focus on honesty ensure his clients return to him for their real estate needs time and again.

Shane enjoys developing relationships with the many and varied people he meets each day.

"Meeting people from all walks of life is always interesting. I especially enjoy listening to the stories and learning from the experience of my older clients."

Specialising in real estate sales of beachfront properties, Shane strives to not only meet but exceed his client's expectations through professional service and good communication.

"My Love of the Ocean and the region's natural beauty makes it easy for me to sell property on the Sunshine Coast."



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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](#)

