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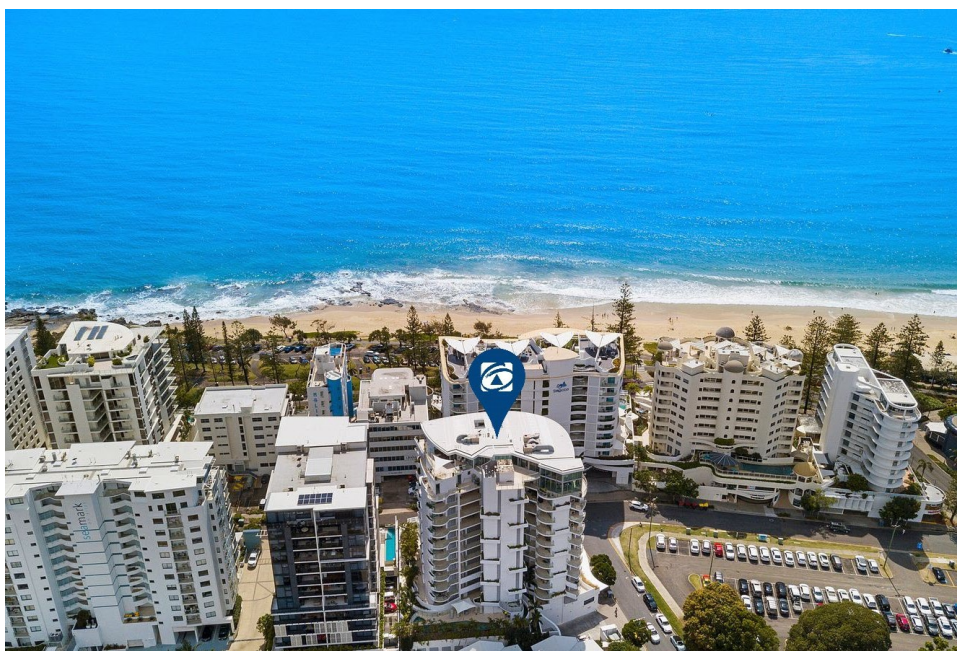
Mooloolaba QLD 4557

Property Details



Offers over \$525,000 Considered

705/19 First Avenue, MOOLOOLABA QLD



How Good Is This?

This beautifully appointed apartment in Mooloolaba enjoys an elevated end position in the building which affords ample natural light and sea breezes.

The fully tiled open plan living area spills onto the north facing balcony. The generous front and rear balconies, plus a Juliette balcony off the main bedroom, provide outdoor living space to enjoy the sunny aspect and the views from the ocean to the hinterland.

Features:

- Designer kitchen with stone bench tops and quality appliances
- Fully tiled living area,
- Ducted air conditioning
- 2 large bedrooms both with private balcony access
- En-suite with full spa bath
- Separate laundry
- Lockable storage

- Private gated entrance
- Secure basement parking

The complex has a lap pool, spa and gym plus secure allocated car park and visitors parking, all maintained to a high standard, and professional On Site Managers.

The famous Mooloolaba Beach is less than 200m away with facilities & locations like the Surf Club, Sea Life at the Wharf, public parks and a multitude of casual cafes, bars, coffee shops or fine dining options within an easy walk.

One hour from Brisbane airport and 15 minutes to our local Sunshine Coast Airport



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Paul Angell

0438 468 378

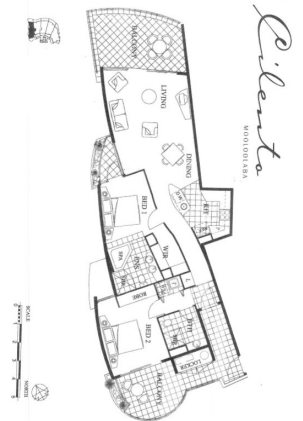
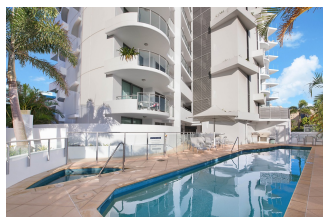
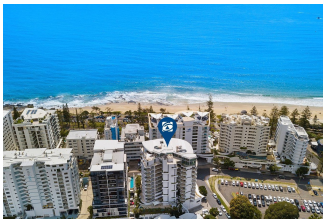
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Mooloolaba QLD 4557

Property Photos Photo Gallery





Mooloolaba QLD 4557

Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Ensuite
- Air Conditioning
- Ducted Cooling
- Reverse Cycle Air Conditioning
- Gym
- In Ground Pool
- Inside Spa
- Outside Spa
- Ducted Heating
- Balcony



Mooloolaba QLD 4557

Financials & Docs

Item	Approximate	
Body Corporate Rates	\$8,032	per annum
Council Rates	\$2,412	per annum
Water Rates	\$1,162	per annum
Income	TBA	



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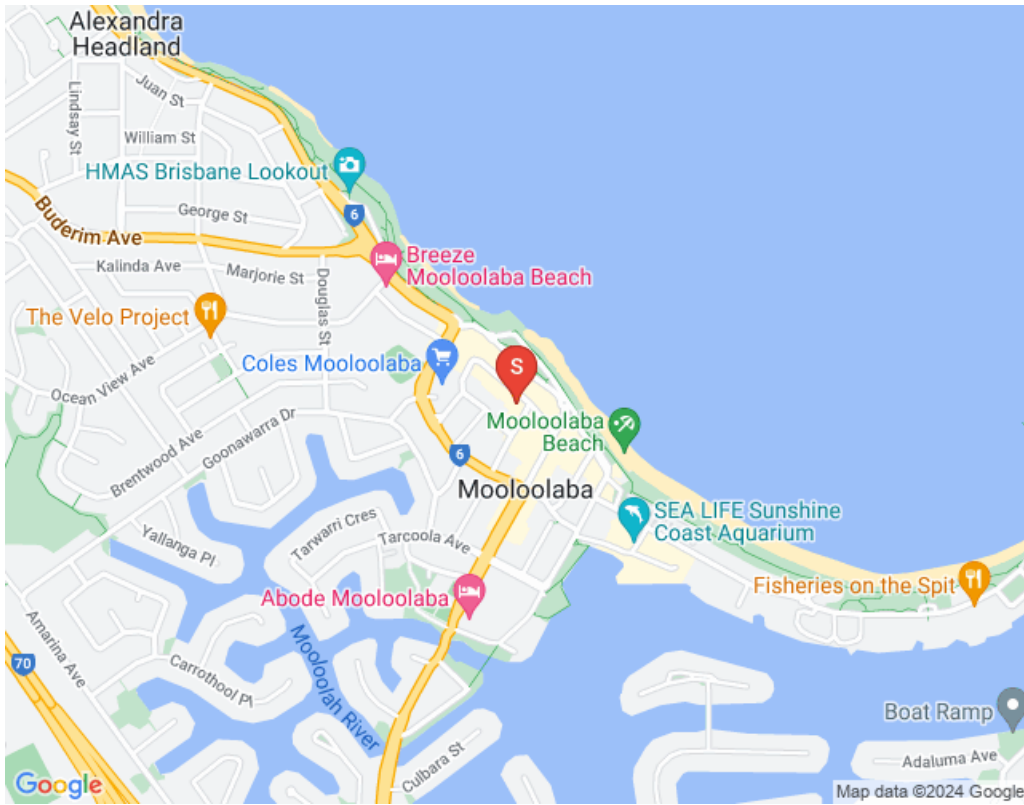
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Google Map - Property Location Map





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For Further Information

I am the selling agent for 705/19 First Avenue, MOOLOOLABA.

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



Paul.

Paul Angell

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Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.



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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](#)





Mooloolaba QLD 4557

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](#)

