



first  
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REAL ESTATE

Coastal

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U462 'Alexandra Beach Resort'

## Property Details



Offers over \$450,000

462/180 Alexandra Parade, ALEXANDRA HEADLAND QLD



We've saved you a spot!

Sit back, relax and enjoy the beautiful ocean views and breezes from this top floor two story fully self-contained apartment.

It has some of the best views in the complex which is located directly opposite the Alexandra Headland Surf Club and the beautiful patrolled beach.

It is for sale fully furnished and can be lived in or let out on a permanent or holiday basis making it the perfect choice for a family holiday apartment or a place to call home.

While originally built as a three bedroom unit the current owners are utilizing it as a two bedroom unit with a second living space but the option is there to easily convert it back.

Alexandra Beach Resort is renowned for its beautiful tropical setting with multiple pools, spas, water slides, gym, kids playground and BBQ area. There is also a great selection of cafes and shops in the adjoining shopping strip.

On your Doorstep

- ◆ Alexandra headland Surf Club
- ◆ Shops and cafés
- ◆ Patrolled beach
- ◆ Skate park

Stroll to

- ◆ Mooloolaba shops and restaurants
- ◆ 10 pin bowling
- ◆ Restaurants and bars

Short drive to

- ◆ Sunshine Plaza Shopping complex and cinemas.
- ◆ 15min to Sunshine Coast Airport
- ◆ Just over 1hr to Brisbane Airport

The unit is currently holiday let but feel free to call me for details of the next available viewing dates.



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# Property Photos Photo Gallery





462188 ALEXANDRA PARADE ALEXANDRA HEADLAND

INTERNAL AREA	70.52sqm
EXTERNAL AREA	19.52sqm
TOTAL AREA	90.04sqm

The floor plan is a representation only. It is provided for illustrative purposes only and should not be relied upon for any legal or financial purposes. The floor plan is subject to the accuracy of the data provided and the accuracy of the information provided by the seller.



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## Property Features Key features of the property

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- 3 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Ensuite
- Air Conditioning
- Gym
- In Ground Pool
- Outside Spa
- Balcony
- Built In Robes



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,456	per annum
Water Rates	\$1,280	per annum
Body Corporate	\$7081	per annum
Income	\$29,052 Net From Manager (Estimate supplied by manager)	per annum





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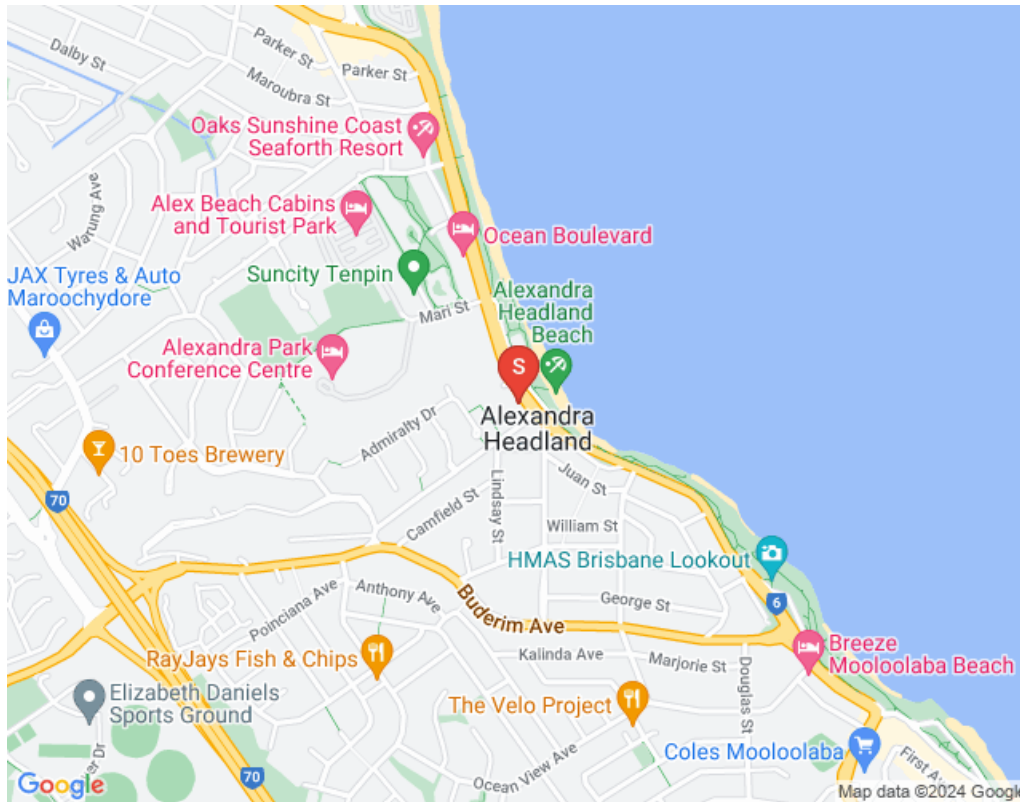
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## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 462/180 Alexandra Parade, ALEXANDRA HEADLAND.

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



*Paul.*

Paul Angell

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E

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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](#)





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## Ready to make an offer ?

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Ready to make an offer ?

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

[Download an Offer Form](#)



