



Unit 439 'The Beach Club'

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REAL ESTATE

Coastal

Shane Purssell

0402 012 142

07 5444 0800

shane.purssell@fncoastal.com.au



Unit 439 'The Beach Club'

Property Details



Offers Over \$215,000 Considered

439/87 First Avenue, MOOLOOLABA QLD



Affordable Apartment Mooloolaba

Features:

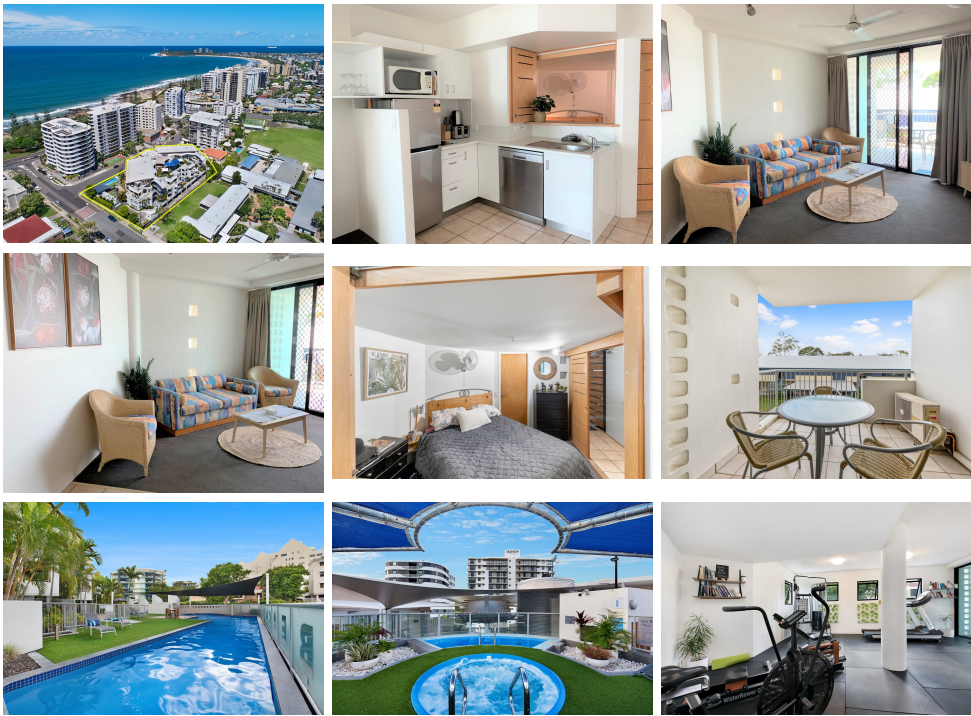
- ◆ Good size living area
- ◆ Workable kitchen with hot plates and dishwasher
- ◆ Spacious Bedroom
- ◆ Ensuite / combined laundry
- ◆ Large under cover balcony with security screen
- ◆ Air conditioned
- ◆ Fully furnished
- ◆ New sofa, arm chair and dining table (not shown in photos but are included in the inventory list)
- ◆ Excellent facilities including large pool and gym on podium level and spa and BBQ area on roof top garden
- ◆ Undercover basement car park
- ◆ Located just steps away from Mooloolaba Beach, shops, restaurants and cafes

◆ Ideal investment for permanent or holiday letting



Unit 439 'The Beach Club'

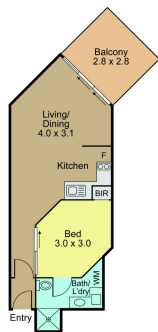
Property Photos Photo Gallery



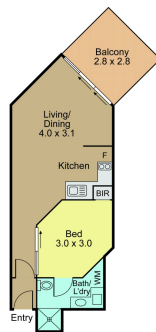
439/87 First Avenue, Mooloolaba QLD 4557



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ARTIST ILLUSTRATION



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Property Features Key features of the property

- 1 Bedroom
- 1 Bathroom
- Air Conditioning
- Gym
- In Ground Pool
- Outside Spa
- Balcony
- 1 Open Spaces
- Dishwasher



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Financials & Docs

Item	Approximate	
Body Corporate Rates	\$5985 after discount 20%	per annum
Council Rates	\$2,050	per annum
Water Rates	TBA	per annum
Income	tenants currently paying \$340 per week on a month to month lease	

[council rates](#)

[body corporate disclosure statement](#)



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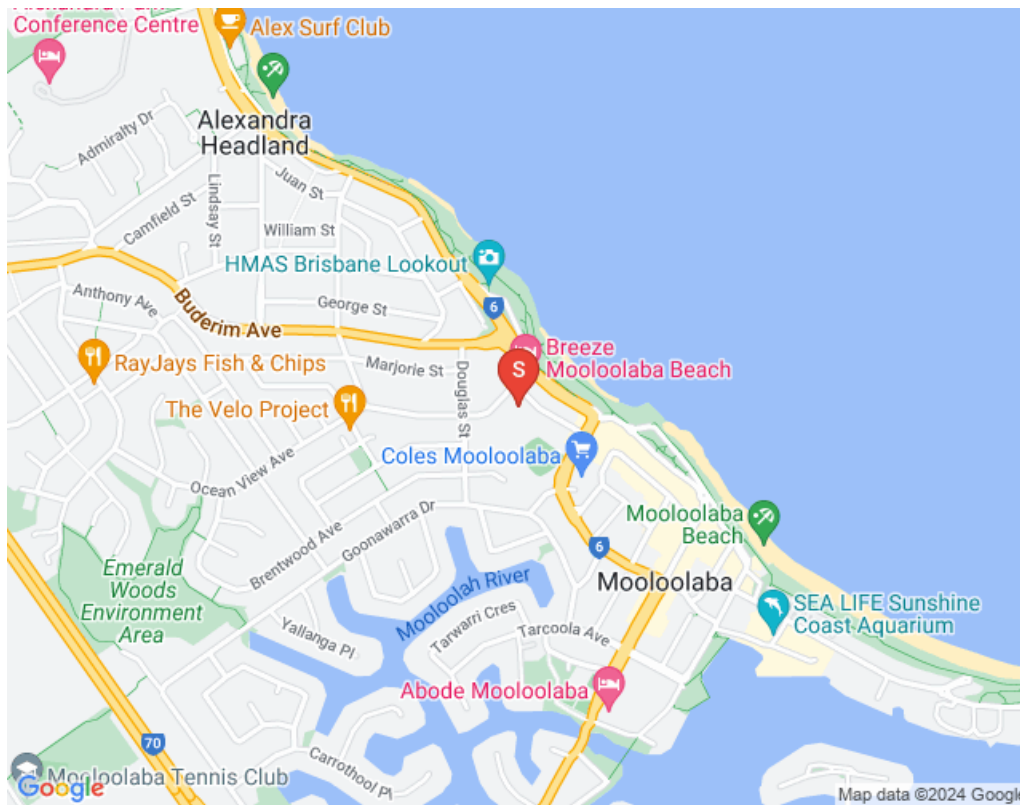
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Unit 439 'The Beach Club'

Google Map - Property Location Map





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For Further Information

I am the selling agent for 439/87 First Avenue, MOOLOOLABA.

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



Shane Purssell

M: 0402 012 142

E
: shane.purssell@fncoastal.com.au

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."



Unit 439 'The Beach Club'

Do you need to sell to buy ?



Unit 439 'The Beach Club'

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](#)





Unit 439 'The Beach Club'

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](#)



