



PRICE GUIDE: Low \$400,000's buyers

Council Rates: \$2,046.00 p.q.

Water Rates: \$300.00 p/q

Strata Levy: \$450.00 p.q.

Invest in Mooloolaba!

What a fantastic location with both Mooloolaba & Alexandra Headland beaches just down the road!

This first floor 3 bedroom unit offers modern convenience and it's elevated position ensures that you'll benefit from those lovely cooling breezes.

- * Renovated kitchen and bathroom
- * Newer appliances including dishwasher
- * Security screens
- * Floor tiles in main areas
- * Front balcony off of lounge room
- * Master bedroom with ceiling fan, wardrobe and private balcony
- * Bathroom with laundry
- * Separate toilet
- * Single car garage

Being a small complex with limited facilities, your outgoing cost are really reasonable making the return on your investment even better



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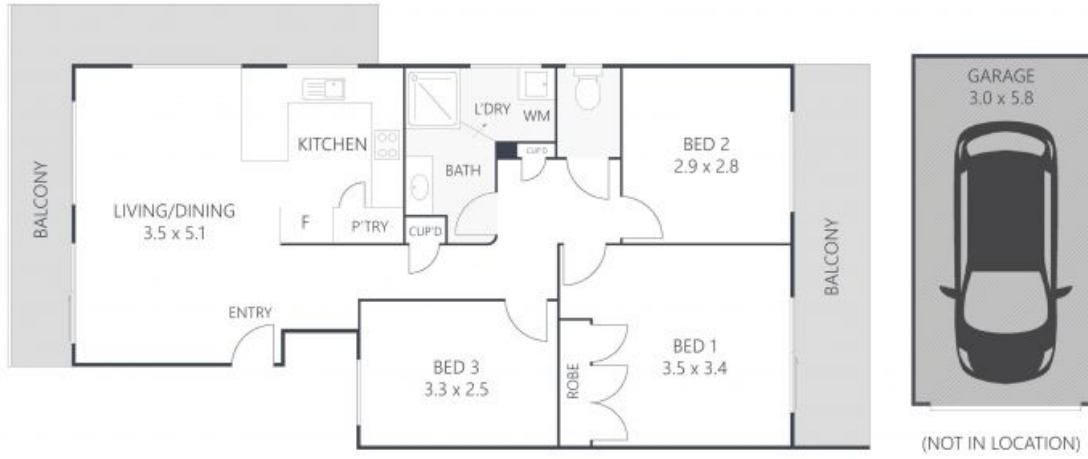


OFFICE

3/87 Buderim Avenue, **MOOLOOLABA**



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LIVING: 73m² BALCONY: 20m² GARAGE: 18m² TOTAL: 111m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.realestatefloorplans.com.au

