



Table of Contents

- Property Details
- Property Photos
- Walk-through Video
- Property Features
- Financials & Docs
- Google Map - Property Location
- For Further Information
- Do you need to sell to buy ?
- Are you buying for Investment ?
- Ready to make an offer ?



Unit 1 'Bundilla Court'

Property Details



Offers Over \$389,000 Considered

1/18 Akeringa Place, MOOLOOLABA QLD



Fish and Chips?

You really can fish from your back balcony from this cheap as chips waterfront property!

This ground floor 2 bedroom apartment has a generous living area which opens onto your back balcony overlooking the canal. Throw in a line, go for a paddle, or just sit and enjoy the calming water outlook. Offering two generous sized carpeted bedrooms with built-in wardrobes, this apartment is situated in a small block of just 6 units.

- ◆ Generous sized bedrooms
- ◆ Built in robes
- ◆ Main bathroom with toilet plus separate toilet.
- ◆ Low Body Corporate \$2300pa
- ◆ Quiet Cul De Sac
- ◆ Waterfront park nearby

- ◆ Central location
- ◆ Easy access single lock up garage

You can forget the car as this unit is located within easy walking distance to local shops and a largely flat walk to the beach. With its waterfront position and low Body Corporate figures, the property represents the perfect lifestyle or investment opportunity.

While the tenants have indicated that they would like to continue renting, the current lease is on a month to month basis so it makes this property suitable to the owner occupier as well as the investors.

It will not be long on the market.



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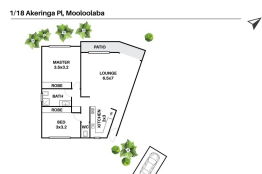
Coastal

Paul Angell
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Unit 1 'Bundilla Court'

Property Photos Photo Gallery



Agent's Representation Only. Views, facts, photos, floor plan, maps & measurements are approximate and do not constitute an offer of real estate. Please refer to the relevant legislation and regulations for more information.



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Unit 1 'Bundilla Court'

Walk-through Video



Unit 1 'Bundilla Court'

Property Features Key features of the property

- 2 Bedrooms
- 1 Bathroom
- 1 Garage
- Balcony



Unit 1 'Bundilla Court'

Financials & Docs

Item	Approximate	
Body Corporate Levies	\$2,350	per annum
Council Rates	\$2,073	per annum
Water Rates	\$1,289	per annum
Income	\$350	per week - actual



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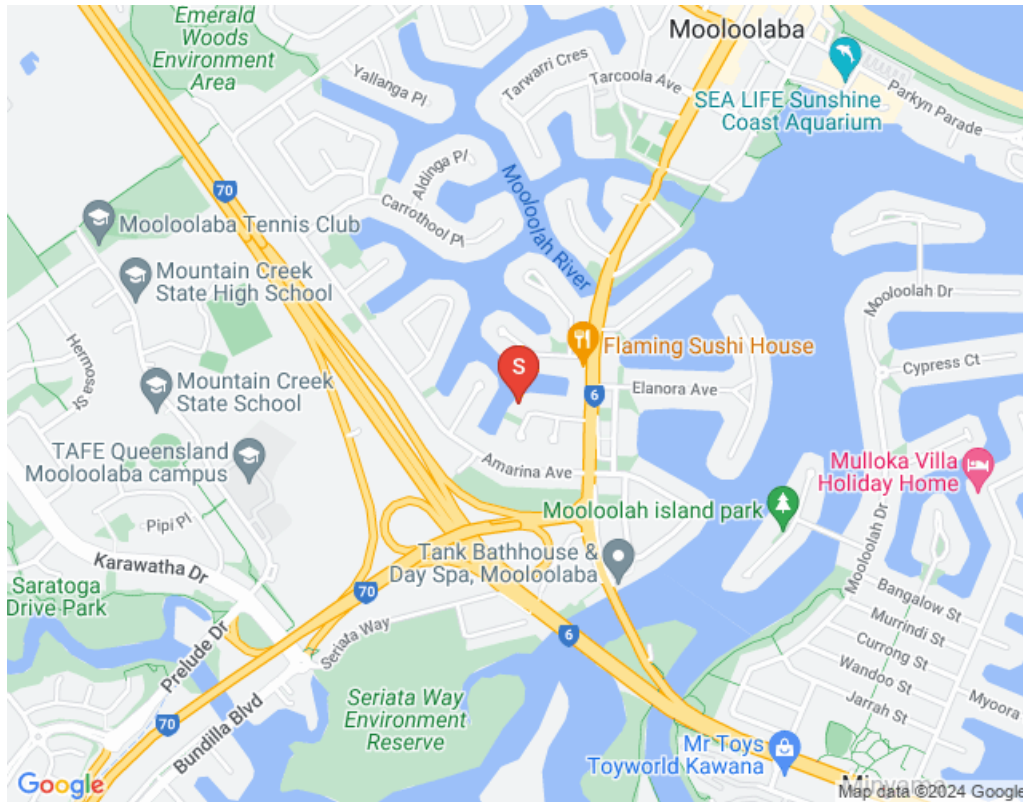
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Unit 1 'Bundilla Court'

Google Map - Property Location Map





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For Further Information

I am the selling agent for 1/18 Akeringa Place, 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](#)





Unit 1 'Bundilla Court'

Ready to make an offer ?

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

[Download an Offer Form](#)



