



**first  
national**  
REAL ESTATE

Coastal

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Unit 415 'Mooloolaba International'

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Unit 415 'Mooloolaba International'

## Property Details



\$330,000

415/7 Venning Street, MOOLOOLABA QLD



### Affordable Mooloolaba Weekender

Beat the banks and invest in your own holiday getaway with solid regular income.

This fully refurbished 1 bedroom apartment has the largest of the floor plans and enjoys a great view - from the ocean to the hinterland.

- \* Beachfront Position
- \* Fully Furnished
- \* Professional onsite management
- \* Best % returns out of any building on the Esplanade
- \* Conference rooms
- \* On site facilities include indoor & outdoor pools, spa, gym, sauna and roof top BBQ area.

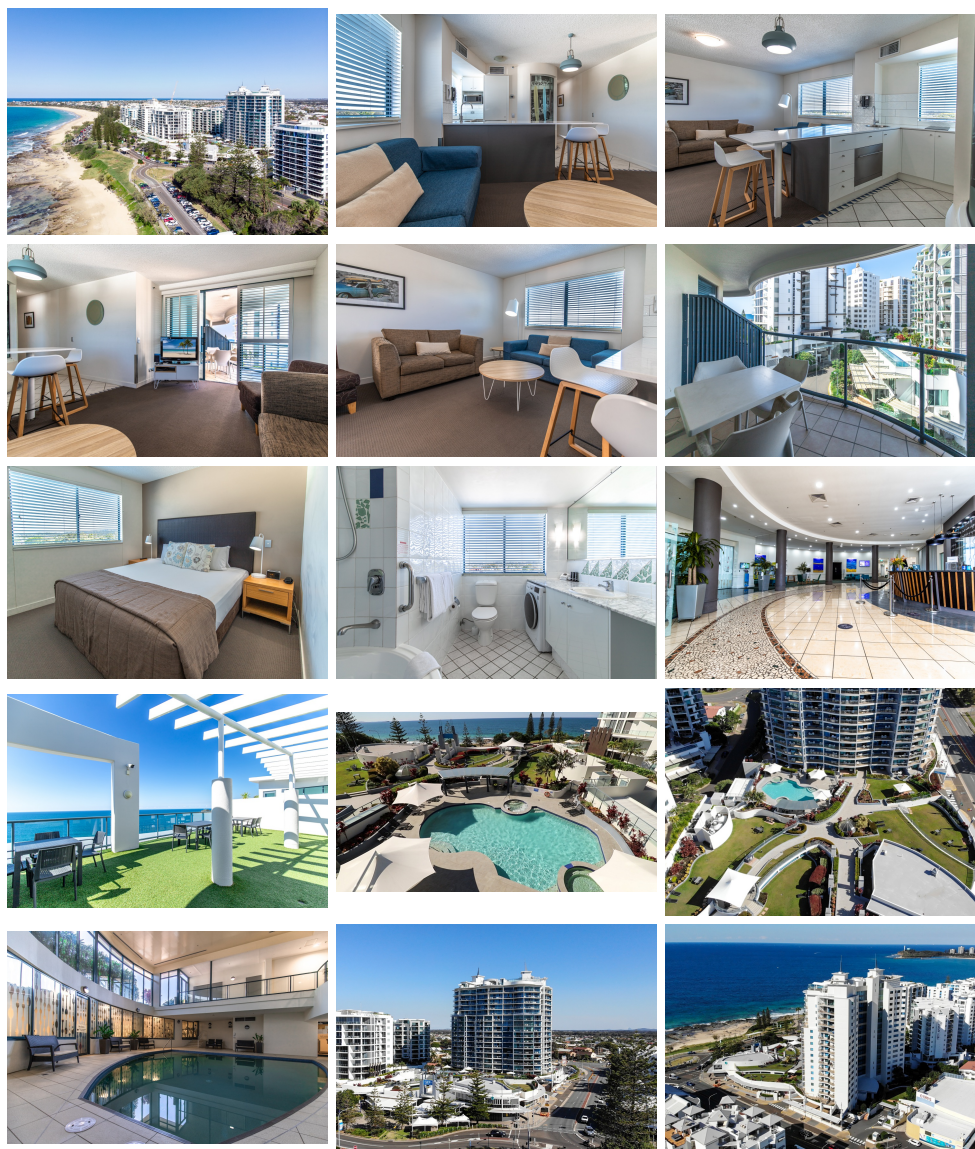
Situated on Mooloolaba's trendy Esplanade amongst cafes, restaurants and resort shopping. Handy to Coles and local transport plus Sunshine Coast airport is just 15mins drive.





Unit 415 'Mooloolaba International'

## Property Photos Photo Gallery



415 Mooloolaba International - 7 venning at Mooloolaba



Agent's Representation Only: While every effort has been made to ensure the accuracy of this floor plan, agent and representative do not warrant or guarantee the accuracy of the information. The floor plan is provided as a guide only and is not to be relied upon for any purpose.

415 Mooloolaba International - 7 venning at Mooloolaba



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## Property Video

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## Property Features Key features of the property

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- 1 Bedroom
- 1 Bathroom
- 1 Carport
- Air Conditioning
- In Ground Pool
- Balcony



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## Financials & Docs

| Item                 | Approximate |           |
|----------------------|-------------|-----------|
| Body Corporate Rates | \$10,127    | per annum |
| Council Rates        | \$2,938     | per annum |
| Water Rates          | \$1,062     | per annum |
| Income               | \$23,136    | per annum |
|                      |             |           |

[Annual Statement 2019 - 2020](#)



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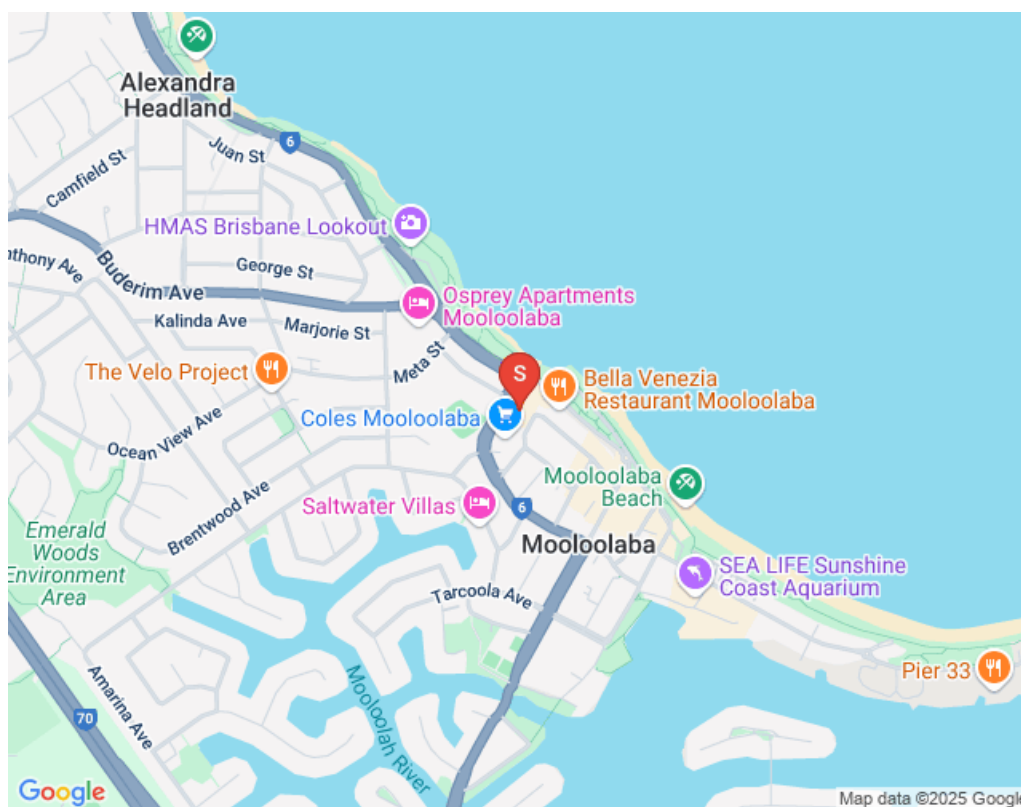
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Unit 415 'Mooloolaba International'

## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 415/7 Venning Street, MOOLOOLABA.

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



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 Disbursals
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 415 'Mooloolaba International'

## 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](#)



