

# Property Information

From the owners of

## # 6/18 Norman Ave Maroochydore

<b>Configuration</b>	3 Bed + 2 Bath + 1 Car
<b>Property / Land Size</b>	103m2
<b>Rates / Body Corp</b>	Body Corporate fees approx. \$5,900 per year Council Rates approx. \$2,400 per year
<b>Rental Appraisal</b>	\$780 - \$830 per week
<b>What first attracted you to this home?</b>	The convenient location, small complex of 9 apartments and the floor plan and condition of the apartment being only 6 years old when I purchased.
<b>Why are you selling?</b>	Moving into a retirement village
<b>Inclusions to stay</b>	Dishwasher
<b>What year was the property built?</b>	2018
<b>Property / roof construction?</b>	Block & concrete with iron roof
<b>Any cooling or heating?</b>	Split system air conditioner in living and master bedroom Ceiling fans throughout
<b>NBN</b>	NBN fibre to the premises
<b>School catchments</b>	Maroochydore State Primary School Maroochydore State High School
<b>Closest public transport</b>	Duport Ave
<b>Have you made any alterations or renovations to the property?</b>	<ul style="list-style-type: none"><li>• Replaced carpet in bedrooms</li><li>• Installed Air conditioner in Master Bedroom</li><li>• Replaced ceiling fans with DC fans</li><li>• Installed plantation shutters and replaced curtains</li><li>• New Bosch induction cooktop</li></ul>

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- New Bosch combination oven including microwave and air fryer
- Added overhead cupboards in kitchen and extra drawers
- Replaced basins in both bathrooms
- Replaced tapware in kitchen, bathrooms and laundry
- Upgraded power points to include USB and installed dimmers on light switches
- Installed mirrored shaving cabinets in 2 bathrooms
- Installed new shower head and rail in ensuite