Property Fact Sheet



Configuration	3 bed 2 bath 2 car
Property / Land size	Property 165m2 Land 130m2
Rates / Body Corp	Body Corporate fees approx. $6,050 per year Council Rates approx. $2,600 per year Water Rates approx. $275 per quarter
Rental Appraisal	$825 - $875 per week
What first attracted you to the home?	The central location, close to the beach, cafes, Surf Club and Sunshine Plaza
Why are you selling?	Estate Sale
What we love most about living here?	The easy, low maintenance townhouse living. Being able to hear the ocean at night from the master bedroom is something truly special. Also the privacy of the courtyard and garden, walking the dog around the nearby lake and, above all, being part of such a friendly, close knit community.
Inclusions to stay	Dishwasher
Year Built	1993
Property/roof construction	Brick and tile

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McGrath

Kitchen coooktop	Electric
Solar	3.7kw Solar (10 panels) installed May 2021
Fridge space dimensions	86cm wide, 75cm deep, 182cm high
Closest public transport	Maroubra St bus stop approx. 100 meters
Local amenity highlights	Shops, cafes, restaurants, Alex & Maroochydore Beaches, Alex Surf Club
School catchment	Mooloolaba State Primary School Maroochydore State High school
Iprovements made during ownership?	2026 Freshly painted upstairs New carpet upstairs New light fittings New ceiling fans New internal doors and hardware New architraves New skirting boards New laundry tub Updated main bathroom Garage painted and new doors on storage cupboards 2021 Updated kitchen New hybrid flooring downstairs Updated ensuite bathroom

Rosie Ryan
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