Shane Purssell
0402 012 142
07 5444 0800
shane@realestatecoastal.com.au



Unit 3 'Kaloola' 37 Buderim Avenue, Mooloolaba

Property Details

1	1	1	0 sqm

Offers over $210,000

3/37 Buderim Avenue, MOOLOOLABA QLD



Affordable Apartment Ideal for Permanent Living or Holiday Pad

Situated in a small complex, this apartment is positioned close to the beach, shops, transport and parks.

Features:

Good size bedroom
Spacious tiled living area
Workable kitchen with plenty of cupboard space
Full bathroom
Security screens and fans
Light, bright and airy
Very affordable body corporate fees
Under cover car park
Communal laundry

UNDER CONTRACT - Subject to Conditions

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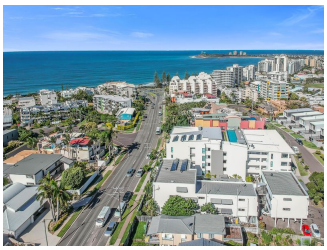
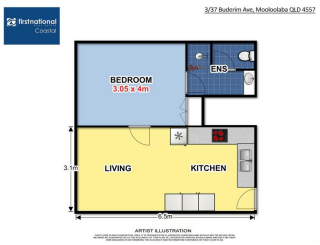
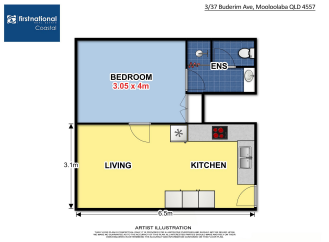
Property Photos Photo Gallery









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Property Features Key features of the property

- 1 Bedroom
- 1 Bathroom
- 1 Garage

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Financials & Docs

Item	Approximate	
Council Rates	$1,688	per annum
Water Rates	$921	per annum
Body Corporate	$1,677	per annum
Income	$260-$280	per week

Council Rates

Water Rates

Body Corporate Disclosure Statement

Rental Appraisal

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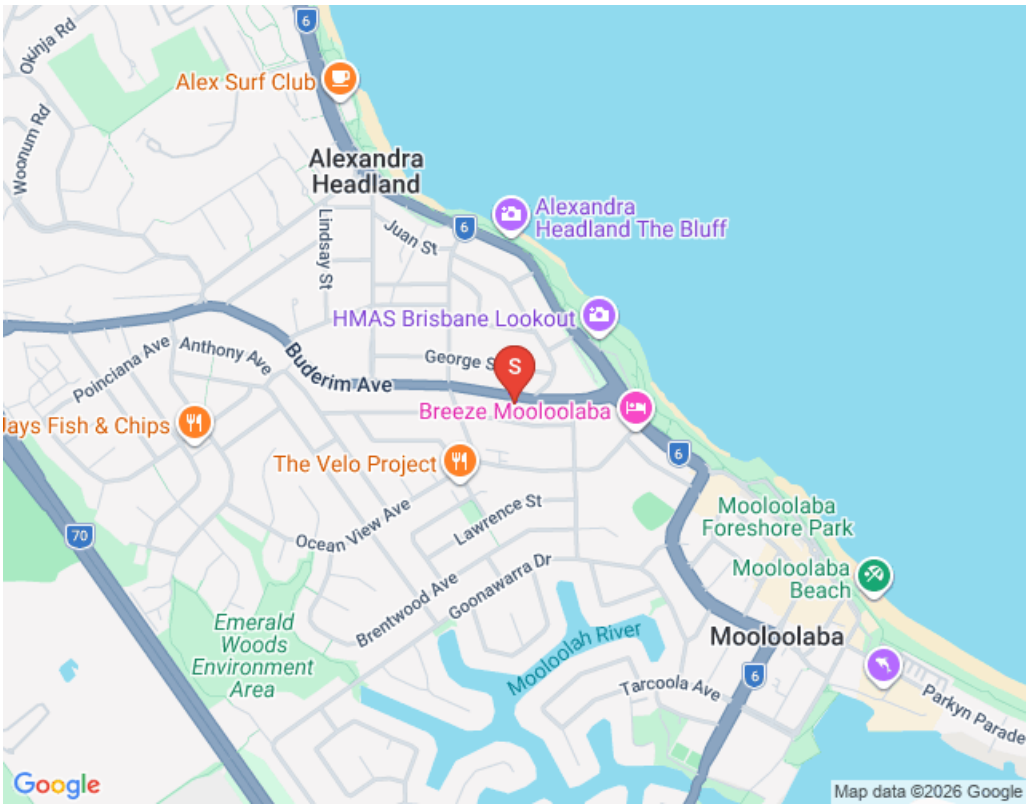
Google Map - Property Location Map



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For Further Information

I am the selling agent for 3/37 Buderim Avenue, MOOLOOLABA.

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



Shane Purssell

M: 0402 012 142

E
: shane@realestatecoastal.com.au

25 years experience

Shane Purssell, a 2nd generation agent, has developed a strong reputation for enthusiasm, integrity and dedication. Shane started his career in year 2000 and has had a very strong bond for selling under the First National Brand for over 23 years.

Achieving numerous real estate awards throughout his career, he is an experienced and knowledgeable professional with a long record of exceptional results.

His skills in marketing, negotiation and continued focus on honesty ensure his clients return to him for their real estate needs time and again.

Shane enjoys developing relationships with the many and varied people he meets each day.

"Meeting people from all walks of life is always interesting. I especially enjoy listening to the stories and learning from the experience of my older clients."

Specialising in real estate sales of beachfront properties, Shane strives to not only meet but exceed his client's expectations through professional service and good communication.

"My Love of the Ocean and the region's natural beauty makes it easy for me to sell property on the Sunshine Coast."

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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

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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