



Unit 457 'Alexandra Beach Resort'

Table of Contents

- Property Details
- Property Photos
- 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 ?



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Coastal

Shane Pursell

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Unit 457 'Alexandra Beach Resort'

Property Details



Offers Over \$389,000 Considered

457/180 Alexandra Parade, ALEXANDRA HEADLAND QLD



Affordable 2 Bedrooms with Ocean Views

Positioned opposite Alexandra Headland Surf Club and a very short walk to beach, park, cafes, restaurants, and transport.

This apartment features:

- ◆ 4th level with Ocean views
- ◆ 2 bedrooms, master bedroom with ensuite
- ◆ Great design on 2 levels
- ◆ Good size tiled living area
- ◆ Fully equipped kitchen
- ◆ Full bathroom and combined laundry
- ◆ Spacious balcony
- ◆ Under cover single car space
- ◆ Fully furnished
- ◆ Excellent facilities including, lagoon pools, heated pools, Gym, BBQ area, kids playground, secure car parking, onsite

management.

◆ Was previously owner occupied now vacant for swift inspection



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Unit 457 'Alexandra Beach Resort'

Property Photos Photo Gallery





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Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 1 Carport
- In Ground Pool
- Balcony



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Financials & Docs

Item	Approximate	
Council Rates	\$ 2300	per annum
Water Rates	\$1400	per annum
Income Rental estimate on a permanent rental basis	\$430 - \$450	per week
Body Corporate Fee Per annum (after discount if paid in set time)	\$6743.00	per annum

[body corporate disclosure statement](#)



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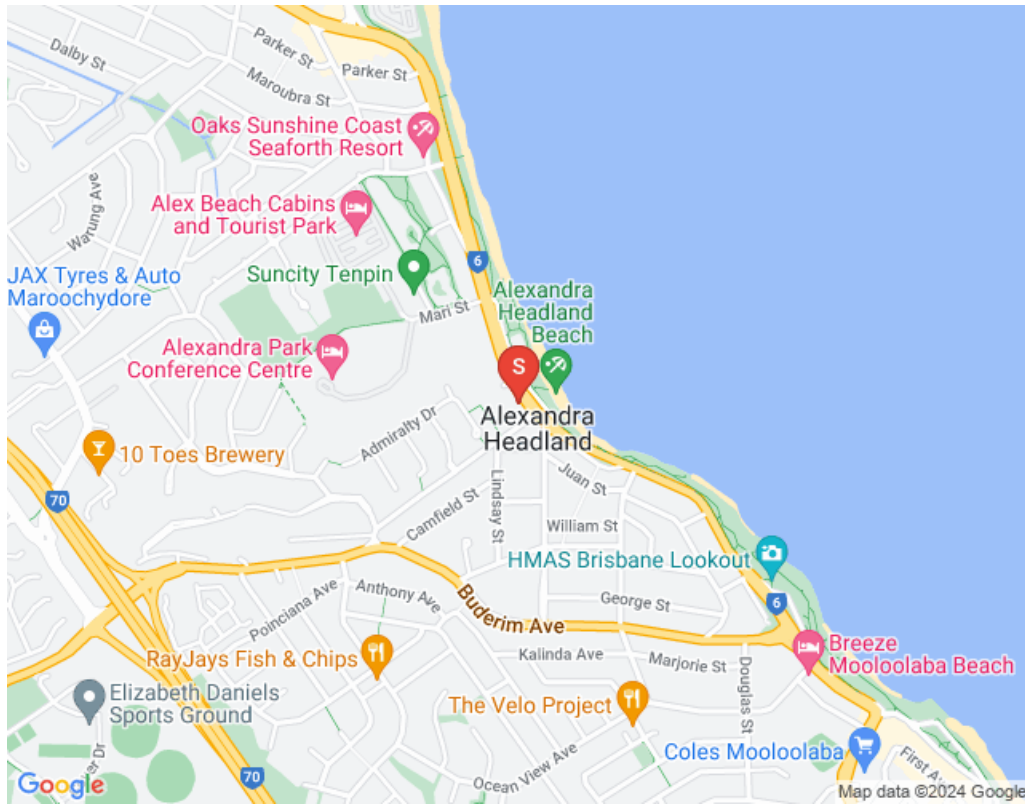
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Unit 457 'Alexandra Beach Resort'

Google Map - Property Location Map





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For Further Information

I am the selling agent for 457/180 Alexandra Parade, ALEXANDRA HEADLAND.

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



Shane Pursell

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Shane Pursell, 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 20 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 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](#)





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Ready to make an offer ?

Ready to make an offer ?

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

[Download an Offer Form](#)



