



**first  
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REAL ESTATE

Coastal

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Unit 407 'Mooloolaba International'

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## Property Details



\$379,000

407/7 Venning Street, MOOLOOLABA QLD



### Park & Enjoy Investment

Just park your car in the secure basement car park and start to enjoy the reasons why you bought this investment property.

Enjoy this Prime Mooloolaba beachfront position.

Enjoy the northerly aspect and stunning ocean views.

Enjoy this fully furnished apartment with some of the best occupancy rates.

Enjoy the open air alfresco restaurant scene and resort shopping.

Enjoy a stroll along Mooloolaba spectacular Esplanade and a dip at the renowned beach.

Enjoy breakfast on your balcony while watching the breakers

Enjoy unwinding here in style in your home away from home!

Enjoy owning a centrally positioned unit on the front of the building

"Mooloolaba International", managed by Mantra resorts, is a 4.5 star resort with indoor & out door heated pools, spa, saunas, podium level BBQ entertainment deck, rooftop BBQ deck, gymnasium, conference rooms to seat 200 and 24/7 professional on

site management.

Mooloolaba is just a 1 hour drive from Brisbane and the Sunshine Coast airport is just a 15 minute drive away. It is one of Queensland's favourite holiday destination which has lots of choices for families, couples or single holiday makers!



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## Property Photos Photo Gallery





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## Property Features Key features of the property

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- 1 Bedroom
- 1 Bathroom
- 1 Carport
- Air Conditioning
- Gym
- In Ground Pool
- Inside Spa
- Outside Spa
- Balcony



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## Financials & Docs

Item	Approximate	
Body Corporate Rates	\$9,800	per annum
Council Rates	\$3,000	per annum
Water Rates	\$1,100	per annum
Income	\$32,500	per annum

[Annual Statement Financial 2019-2020](#)

[Annual Statement Financial 2018-2019](#)



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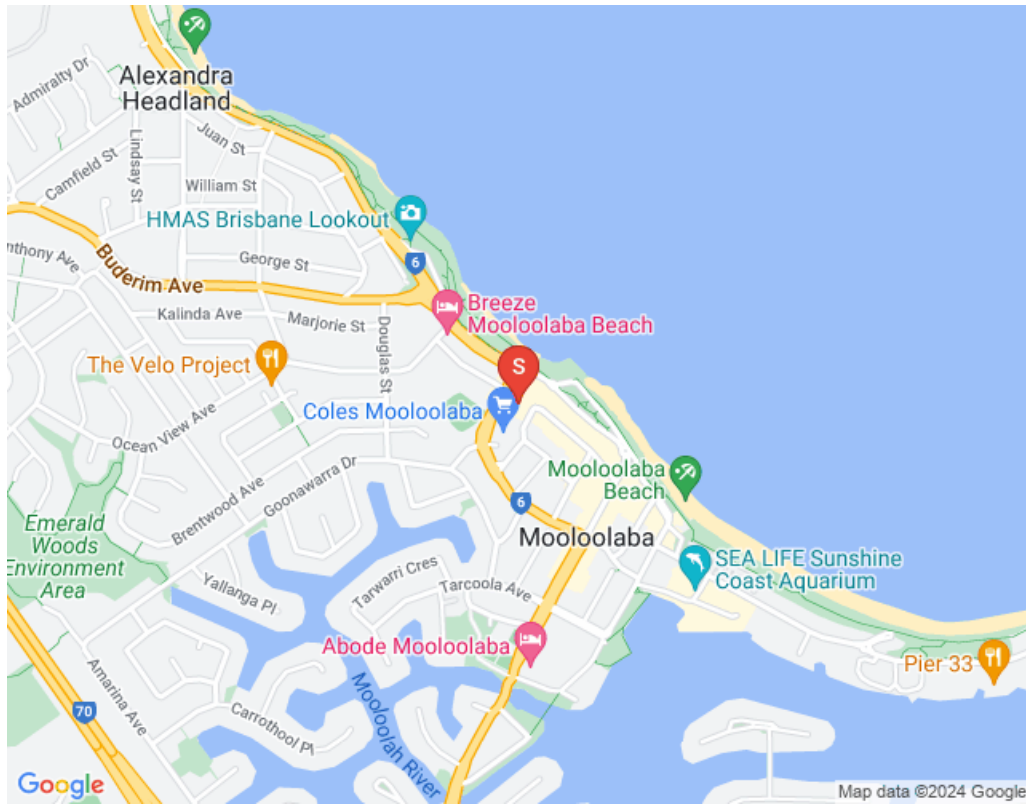
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## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 407/7 Venning Street, MOOLOOLABA.

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



*Paul.*

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 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 ?

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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](#)



