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Unit 509 'Space'

Property Details



Offers Over \$565,000 Considered

509/45 The Esplanade, MAROOCHYDORE QLD



Space by Name Space By Nature

Situated in "Space The Residence" this two bedroom apartment at 130m², is larger than most modern 3 bedroom holiday apartments.

The unit features a well appointed kitchen, study nook, and generous room sizes (inc bathroom), making this a very livable apartment. It is in fabulous condition thanks to a great long term tenant.

- * Large 130 m² north facing apartment.
- * Boutique residential complex
- * River views
- * King sized bedrooms
- * Large kitchen with ample storage
- * Covered entertaining balcony on two side
- * Fully ducted reverse cycle air conditioning
- * Security undercover parking with storage locker
- * Lap Pool, Spa & Gym On site

Located in one of the Sunshine Coast's most desirable locations, Cotton Tree, it has a small town feel but easy access to the Maroochydore CBD with major business and shopping facilities.

Stroll through the adjacent park to the riverfront for fishing or relaxing. Within walking distance of the beach and Surf Club, RSL, Sunshine Plaza and the Ocean Street dining precinct.

UNDER CONTRACT - Subject to Conditions.



Unit 509 'Space'

Property Photos Photo Gallery



Unit 509 Space - The Residences, 45 The Esplanade Cotton Tree



As per the floor plan, the floor plan is for information only. The floor plan is not a contract and does not constitute an offer. The floor plan is not a contract and does not constitute an offer. The floor plan is not a contract and does not constitute an offer.

Unit 509 Space - The Residences, 45 The Esplanade Cotton Tree



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Unit 509 'Space'

Property Features Key features of the property

- 2 Bedrooms
- 1 Bathroom
- 1 Carport
- Air Conditioning
- Reverse Cycle Air Conditioning
- Gym
- In Ground Pool
- Outside Spa
- Balcony
- Outdoor Entertaining



Unit 509 'Space'

Financials & Docs

Item	Approximate	
Body Corporate Rates	\$7,812	per annum
Council Rates	\$2,747	per annum
Water Rates	\$1,277	per annum
Income	Refer to attached rental appraisal	

[Rental Appraisal](#)



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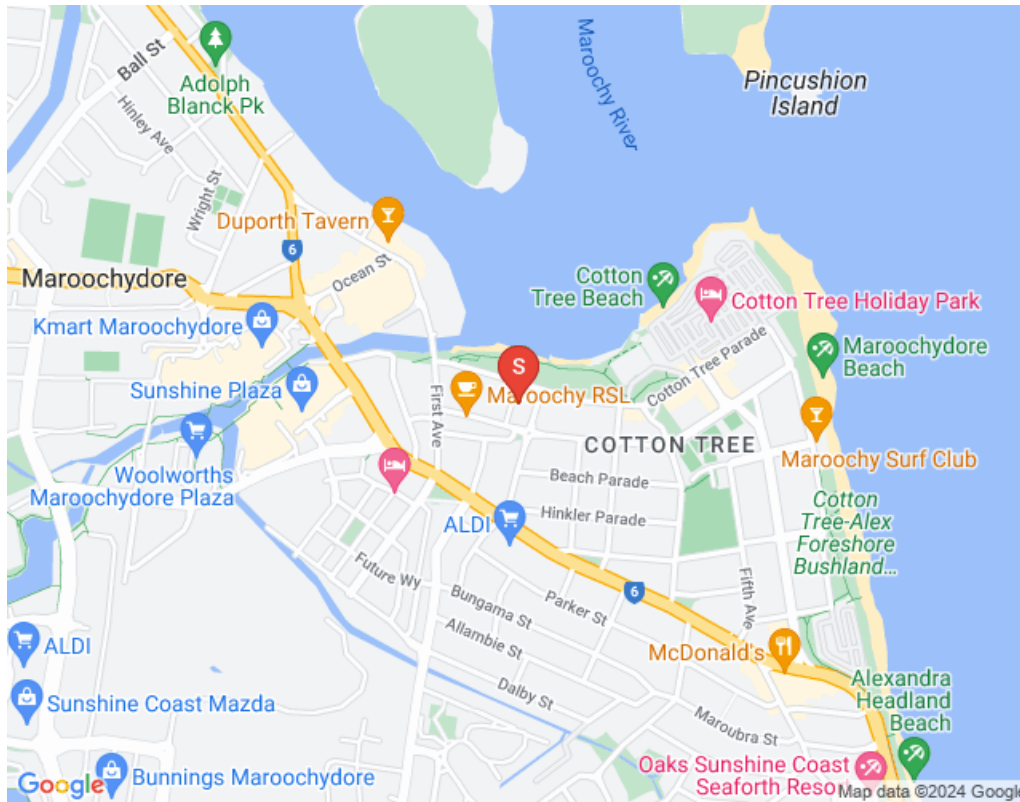
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Unit 509 'Space'

Google Map - Property Location Map





Unit 509 'Space'

For Further Information

I am the selling agent for 509/45 The Esplanade, MAROOCHYDORE.

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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Unit 509 'Space'

Do you need to sell to buy ?



Unit 509 'Space'

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](#)





Unit 509 'Space'

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](#)



