








## PEOPLE GENERALLY HOLIDAY WHERE THEY WOULD LIKE TO LIVE. SO WHY NOT MAKE IT A REALITY?

Located right on the beachfront of Buddina (Kawana) Beach, you have the desirable opportunity to walk along the golden sandy beach, having the sun greet you above the horizon to shine and warm your face as you prepare to tackle each day with a smile. Listen to the sounds of the rolling seas at your rear balcony door, and clear your lungs with fresh ocean mist, only to realise how lucky you are to have this every.. single.. day.

The sellers have enhanced the apartment to capture the sand, sea and surroundings colour schemes and showcased throughout the apartment within, from each comfortable and luxe bedroom, multiple bathrooms, kitchen, living and dining, and out onto the spacious apartment to entertain family and friends. Recent installation of the venetian tracked blinds has ensured balcony privacy when entertaining or shielding from rare adverse weather events.

You will enjoy:

• The apartment complex is perfectly positioned facing a northeast direction

• Master bedroom consists of a walk-through WIR to your private ensuite

• Bedroom #2 is spacious and consists of its own private external balcony

• Large and open space kitchen, living and lounge areas with direct ocean views

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| **Price** | SOLD for $770,000 |
| **Property Type** | Residential |
| **Property ID** | 5552 |

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

• Views over the complex swimming pool and barbeque area

• Elevator access to your front door from the basement or ground levels

• Walking distance to major shopping precincts

• Patrolled beaches just a 350m stroll away

• Proximity to schooling and tertiary education

• Close to public transport

The apartment is scheduled to come to AUCTION on November 12 @ 2pm. Don't miss out on your chance to secure a beautiful and safe investment opportunity whether you're looking to downsize, increase your property portfolio, long term safe tenancy, or increase returns showcasing on AirBnB.

Property rates and fees:

• Sunshine Coast Council rates: $1000/half year approx.

• Unitywater rates notice: $280/quarter term approx.

• Body corps: $8,800/year

• Current market rental appraisal: from $650/week

For further information and inspection details, please contact Tristan Hamson (0401965304) or Rachel Gant (0408582907) from the Blue Moon Property team.

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