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Unit 46 'Beachfront Towers'

Property Details



Offers Over \$359,000 Considered

46/4 Aerodrome Road, MAROOCHYDORE QLD



12th Level Apartment with Ocean Views

Located in handy position opposite the beach, this apartment is walking distance to the park, cafes, restaurants, and transport.

The apartment features:

- ◆ 2 large bedrooms
- ◆ Master bedroom with ocean views
- ◆ Fully equipped kitchen with plenty of cupboards and bench space
- ◆ Spacious living area
- ◆ Tile throughout
- ◆ Full bathroom and combined laundry
- ◆ North-facing balcony
- ◆ Fully furnished
- ◆ Air conditioned
- ◆ Single under cover car space
- ◆ Complex facilities include games room, pool, sauna, BBQ area, communal roof top terrace and onsite management.



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Unit 46 'Beachfront Towers'

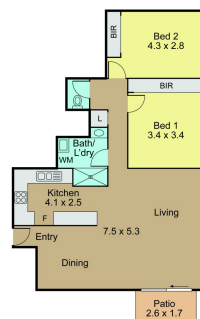
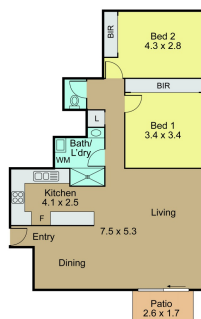
Property Photos Photo Gallery



46/ 4 Aerodrome Rd, Maroochydore, QLD



46/ 4 Aerodrome Rd, Maroochydore, QLD





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Unit 46 'Beachfront Towers'

Property Features

Key features of the property

- 2 Bedrooms
- 1 Bathroom
- 1 Garage
- Air Conditioning
- In Ground Pool
- Balcony



Unit 46 'Beachfront Towers'

Financials & Docs

| Item | Approximate | |
|----------------------|-------------|-----------|
| Body Corporate Rates | \$9,562 | per annum |
| Council Rates | \$3,197 | per annum |
| Water Rates | \$1,079 | per annum |
| | | |
| | | |

[water notice](#)

[council rates](#)

[body corporate disclosure statement](#)

[Holiday letting figures](#)



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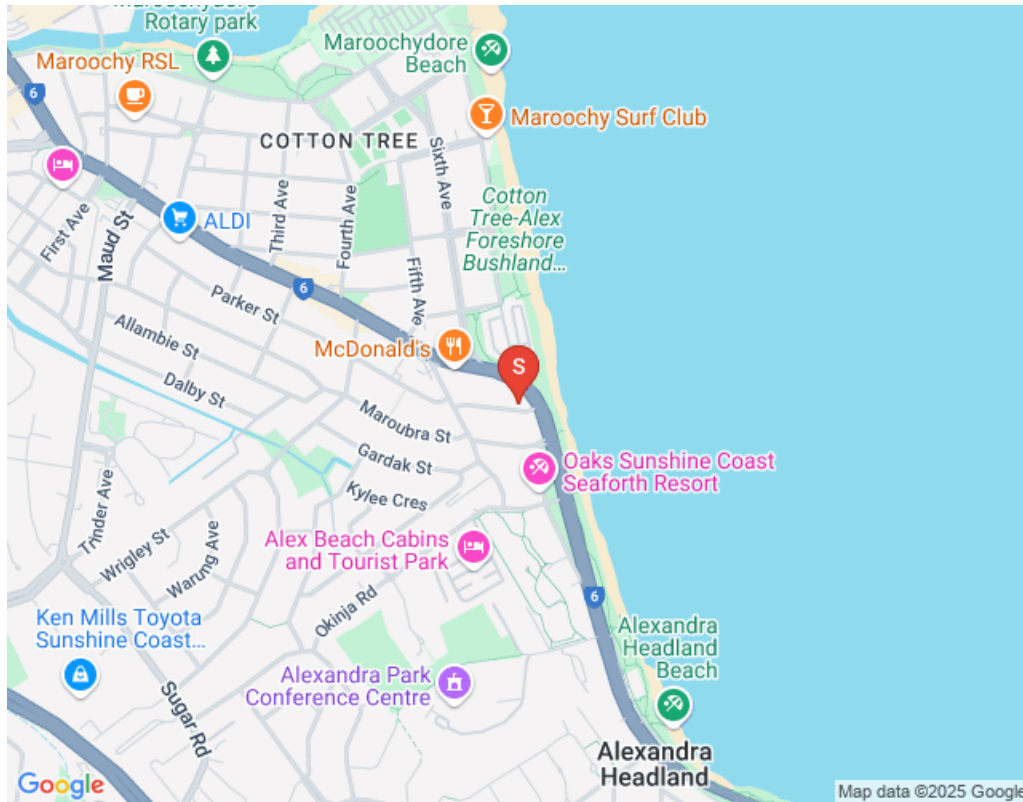
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Unit 46 'Beachfront Towers'

Google Map - Property Location Map





Unit 46 'Beachfront Towers'

For Further Information

I am the selling agent for 46/4 Aerodrome Road, MAROOCHYDORE.

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



Shane Purssell

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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."



Unit 46 'Beachfront Towers'

Do you need to sell to buy ?



Unit 46 'Beachfront Towers'

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](#)





Unit 46 'Beachfront Towers'

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](#)



