

Sold



8, 939 David Low Way, Marcoola



### North facing beach front

Northerly aspect and positioned in a beachfront tower comprising of only 32 units means this 2 bedroom apartment would make a great holiday home or full time residence.

- \* Absolute beachfront 2 bedroom unit with north facing balcony
- \* Granite bench tops to kitchen, tiled open living (air-conditioned)
- \* Ensuite/large robe to main bedroom, good size second bed
- \* Open living connects to balcony for natural light & sea breeze
- \* First floor location with lift or stair access. Secure parking x 1
- \* Exterior of building recently repainted and very well maintained
- \* Small boutique complex. Onsite manager and low body corporate
- \* Resort facilities include tennis court, lagoon pool and BBQ area
- \* 1st floor position in building with lift and stair access to foyer
- \* Shared roof top garden (furnished) with sweeping ocean views
- \* Suit full time or holiday living. Demand for both in this location
- \* 25 Mins drive to Noosa and 7 Minutes drive to Sunshine Plaza

🛏️ 2 🚿 2 🚗 1 🏠

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2315
<b>Floor Area</b>	9.29 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



Salerno is a sought after building in this area. It's one of the smallest beachfront complexes meaning it can offer good facilities to holiday makers, as well as a higher level of peace and privacy for full time residents. Below replacement cost makes this

a great opportunity to secure a beachfront apartment before the market really starts to move again.

Investment information:

Estimated permanent rental return: \$16,120/year (\$310/week)

Approximate Rates and Water charges: Approx \$2,500/year

Body Corporate Fees: Approx \$4,000/year

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.