

Sold



Unit 1, 12 Eastern Ct, Mount Coolum



## Make a move to the mountain

When this building was constructed in 1987 developers had a choice of blocks to work with. It's no accident they ended up here. Top of the street elevation/breezes, backing onto the national park for peace/privacy, and a large block allowing all four units to be spread out over the site.

- Low-set 3 bedroom brick unit in a small complex
- Good original condition & potential to modernise
- Ceiling fans and split system air-conditioning
- Large main bedroom. Built in wardrobes x 3
- Bed 3 currently opens onto living for more space
- Wall needs to be reinstated to use as third bedroom
- Internal garage (remote controlled roller door)
- Exclusive use courtyard and covered pergola area
- Low maintenance brick and tile exterior
- Stable community of long-term residents
- Self-managed Body corp. Very low fees
- Quiet cul-de-sac fronting Mt Coolum reserve

Life in a quiet complex of just 4 units at the base of Mount Coolum is hard to beat. In an area surrounded by national park, 2 golf courses and access to shops and beaches, it's easy to see why this location is so sought after. This might be one of the

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<b>Price</b>	SOLD for \$601,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3009
<b>Land Area</b>	171 m <sup>2</sup>
<b>Floor Area</b>	109 m <sup>2</sup>

### Agent Details

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### Office Details

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oldest units in the area, though has potential to be one of the best. A little effort here will pay back lifestyle and financial dividends now and into the future.

Rental & Council/BC information:

Estimated permanent rental return - \$510/week

Council & water charges (approx. combined) - \$3050/year

Body Corp fees - \$1200/year

Offers information:

Final/best offers to be presented in writing to seller (preferred in contract form)

Offers close 4pm Monday 27 March 2023

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