

Sold



Unit 7, 83-85 Keith Royal Dr, Marcoola



## Start here

Getting into the market at a walk to beach location is all but out of reach for most. Now and then though, an opportunity like this comes up and changes everything. Original unit complexes like this one are often tightly held. Serving as long-term weekenders, holiday houses or permanent homes for their owners over the decades. Royal Surf Units is one of these buildings, and this apartment has had the same owner for almost 40 years.

First floor, end unit means plenty of natural light and sea breezes. Recent updates include kitchen, flooring and redecoration. Good size and plenty of storage provides furniture options and more room to move. A small complex of just 8 units and a stable community of occupants makes this an easy place to call home. Covered parking for one vehicle plus storage locker/garden shed, so bulky items can be stored away from the salt air.

Backing onto the airfield means no neighbours behind, and views of Mount Coolum and the hinterland. A 5 minute walk takes you to the beach, as well as local shopping, cafes and transport. No lawn to mow, and everything you need on your doorstep puts time back into your day, then sleep to the sound of the surf. If living near the beach is important to you, then this is the perfect place to start.

## Property brief

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<b>Price</b>	SOLD for \$520,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3145
<b>Floor Area</b>	87 m2

## Agent Details

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## Office Details

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2 bed/1 bath first floor unit (upstairs)

350m to beach, shops & bus stop

Tiled open living off updated kitchen

Ducted air-conditioning

Views over airport to Mt Coolum

End unit in a small complex of 8

Covered parking x 1 + storage shed

**Rates and rental information:**

Body corp fees: \$2543.76/yr

Council rates & water charges: \$3250 approx/year

Permanent rental appraisal: \$450/week

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