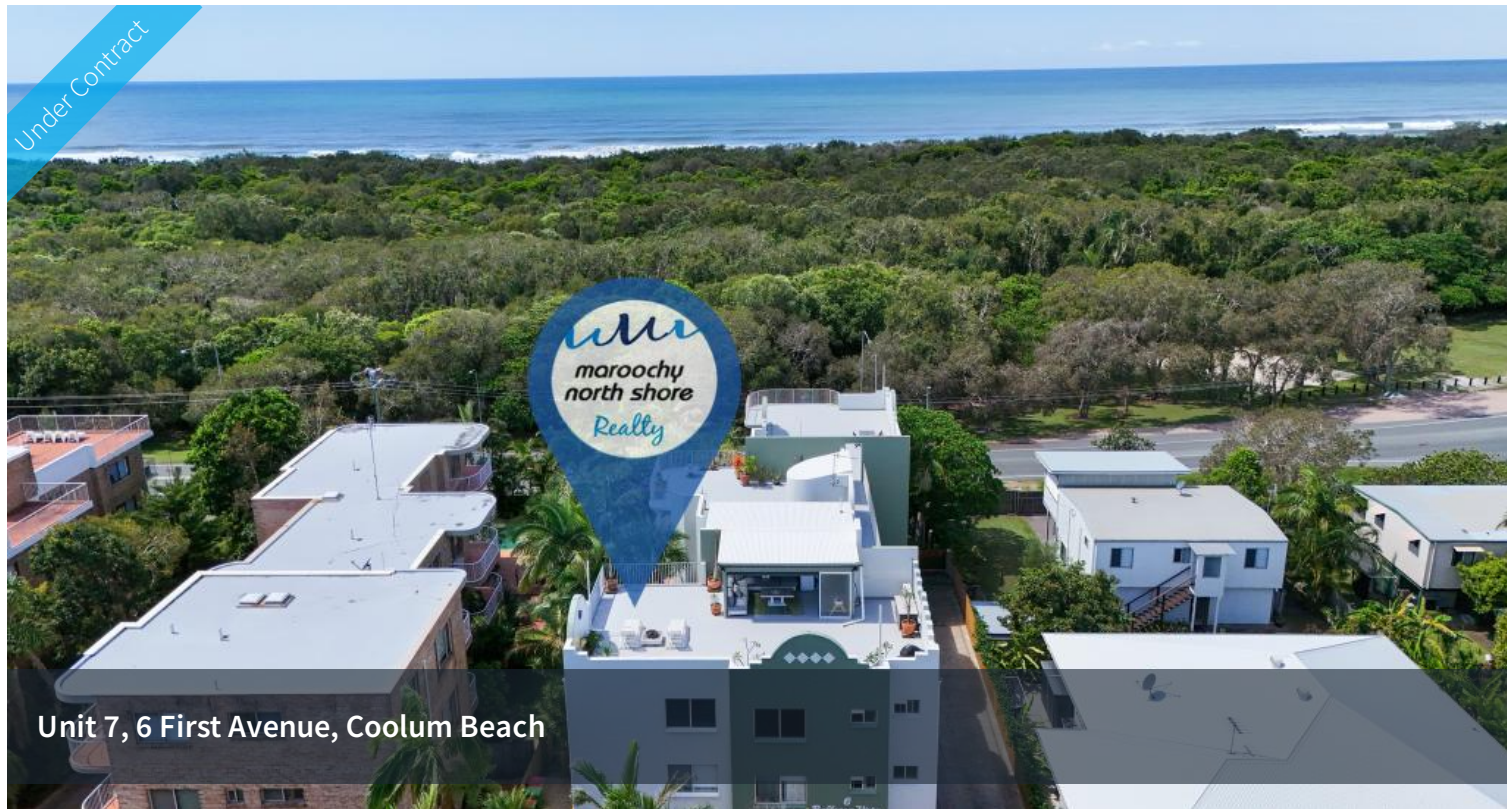


Under Contract



Unit 7, 6 First Avenue, Coolum Beach



## Front row Coolum Beach

Positioned perfectly for sea breezes and a beautiful coastal outlook, this small complex of 7 units makes an ideal home or the ultimate beachfront getaway. Quiet side street, opposite the surf beach, and a 3 minute walk to the Coolum Village Shopping Mall, Coles, Tavern and all the excitement of the Coolum Beach Esplanade.

Top floor unit offering open plan living with connecting covered balcony and huge private roof deck with sweeping ocean and headland views. Soak in the early morning sunrise, and then finish the day enjoying the glorious sunset! Newly remodelled interior includes ergonomic kitchen, bathroom, flooring, electrical and decor. The addition of plantation shutters completes the beach house vibe and provides total control over natural light and airflow.

Bellecea Vista Apartments is located directly opposite the dunes and beach access. An incredibly private apartment complex nestled in a standout location along Coolum's beachfront...it just doesn't get any better! If a sea change is on your radar, don't settle for second best. Come see what life on Coolum's beachfront has to offer.

2 bedrooms/1 bathroom  
Updated kitchen/open plan  
Connecting covered balcony

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**Price** Offers over \$1,000,000  
**Property Type** Residential  
**Property ID** 3224  
**Floor Area** 202 m2

### Agent Details

Tony Brown - 0411074022  
Michael Crichton - 0448 799 178

### Office Details

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

 maroochy north shore Realty

Huge private rooftop terrace  
Ocean and headland views  
Large rooms, built-in storage  
Plantation window shutters  
Airconditioning & ceiling fans  
Holographic electric fireplace  
Completely redecorated  
New bathroom and decor  
Quality inclusions throughout  
Single garage, visitor parking  
Opposite dune reserve  
Building backs onto Esplanade  
Top floor in a small complex of 7  
350m to Coles, Cafes & Tavern  
Easy access to public transport  
Short drive to Noosa or the CBD

Rates & rental information:

Council Rates and Unity Water Charges: Approx \$3900/year (combined)

Permanent rental appraisal: \$720pw

Holiday rental appraisal: \$1800pw - \$2,900pw (seasonal)

Inclusions:

Fridge/Freezer (2 years old)

Dishwasher (2 years old)

Built in oven and microwave

Rooftop fridge

Rooftop plants

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.