



first  
national  
REAL ESTATE

Coastal

Paul Angell  
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3/38 Toorumbree Drive, Mooloolaba

## Property Details



Offers Over \$395,000

3/38 Toorumbree Drive, MOOLOOLABA QLD



### "Emerald" A Little Gem

Looking for a cool investment in one of the hottest suburbs on the Sunshine Coast?

This 3 bedroom townhouse is positioned centrally in Mooloolaba and only 1km from Mooloolaba beach.

- Air conditioned living area
- Open plan kitchen with stone bench tops
- 3 good sized bedrooms
- 2.5 bathrooms
- Internal access from garage
- Fully fenced courtyard
- Low Body Corporate fees
- Only 4 units in the complex
- Currently vacant - Rental estimate \$390-\$400/w

Call me to arrange an inspection.



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## Property Photos Photo Gallery





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## Property Features Key features of the property

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- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- 1 Garage
- Remote Garage
- Courtyard
- Fully Fenced
- Dishwasher



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,290	per annum
Water Rates	\$1,391	per annum
Body Corporate	\$3,035	per annum
Income	\$400-\$420	per week

[Body Corp. Disclosure Statement](#)



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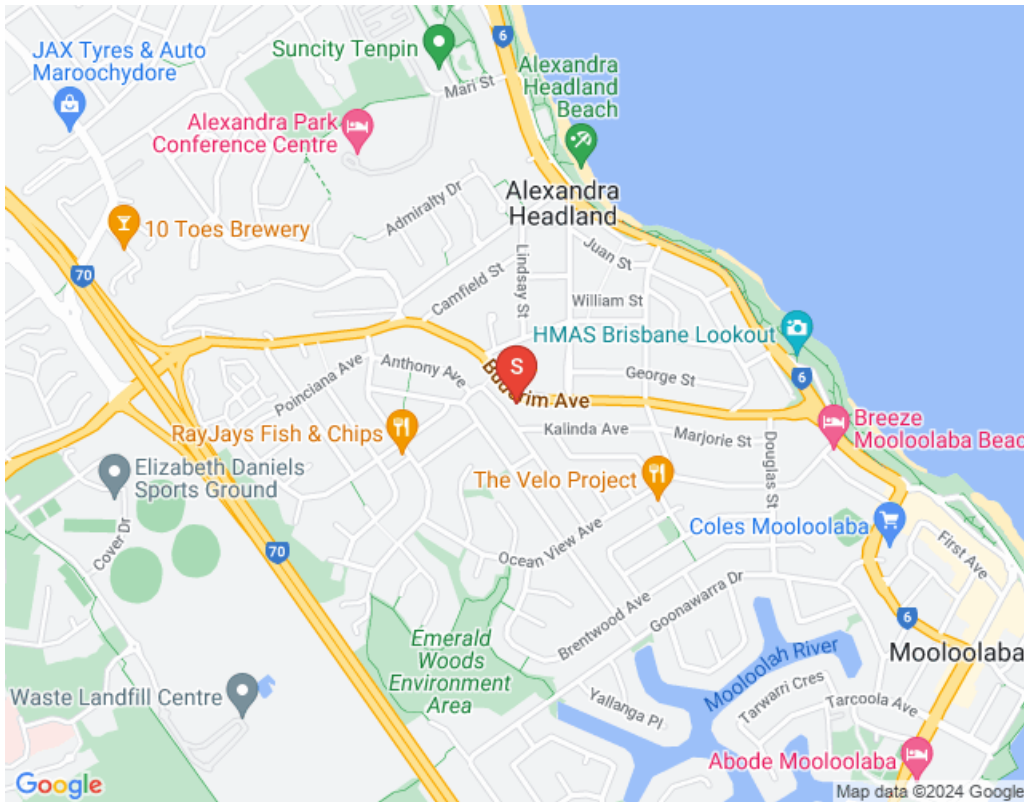
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## Google Map - Property Location Map





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## For Further Information

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I am the selling agent for 3/38 Toorumbree Drive, MOOLOOLABA.

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



*Paul.*

Paul Angell

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E

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Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.



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## 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 Disburseals
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](#)







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# Do you need to sell to buy ?

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## Ready to make an offer ?

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Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



