

Table of Contents

- | [Property Details](#)
- | [Walkthrough Video](#)
- | [Property Photos](#)
- | [Financials & Docs](#)
- | [Google Map - Property Location](#)
- | [For Further Information](#)
- | [Do you need to sell to buy?](#)
- | [Are you buying for Investment?](#)
- | [Ready to make an offer?](#)

Property Details



36/32 River Esplanade, MOOLOOLABA

Little Slice of Heaven!



Offers Over
\$275,000

Air Conditioning

Gym

In Ground Pool

Outside Spa

You can stroll along The Spit boardwalk to your favorite fresh seafood retailer or throw a line in the river to catch your own! It really is a little Slice of Heaven! Nautilus Resort so close to everything that Mooloolaba has to offer including the stunning patrolled Mooloolaba beach, surf club, Wharf precinct, resort shopping, restaurants and cafes. This bright and airy fully furnished one bedroom unit comes complete for your perfect holiday stays.

Perfect NE aspect for winter sun and summer shade.
Fully furnished 1 bedroom air conditioned apartment
4th level with balcony overlooking the pool
Secure basement parking
Onsite facilities including a free form lagoon pool, spa, gym, mini golf and BBQ area.
Onsite manager available if you wish to take advantage of holiday letting.

Please note: Due to the zoning of this resort permanent occupation is not permitted (maximum 3 month of stay per year).

Walkthrough Video

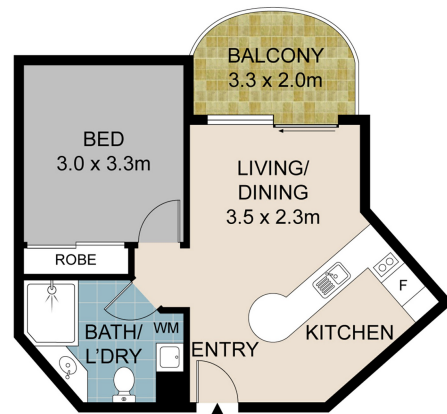
Property Photos

Photo Gallery





36/30-32 River Esp, Mooloolaba QLD



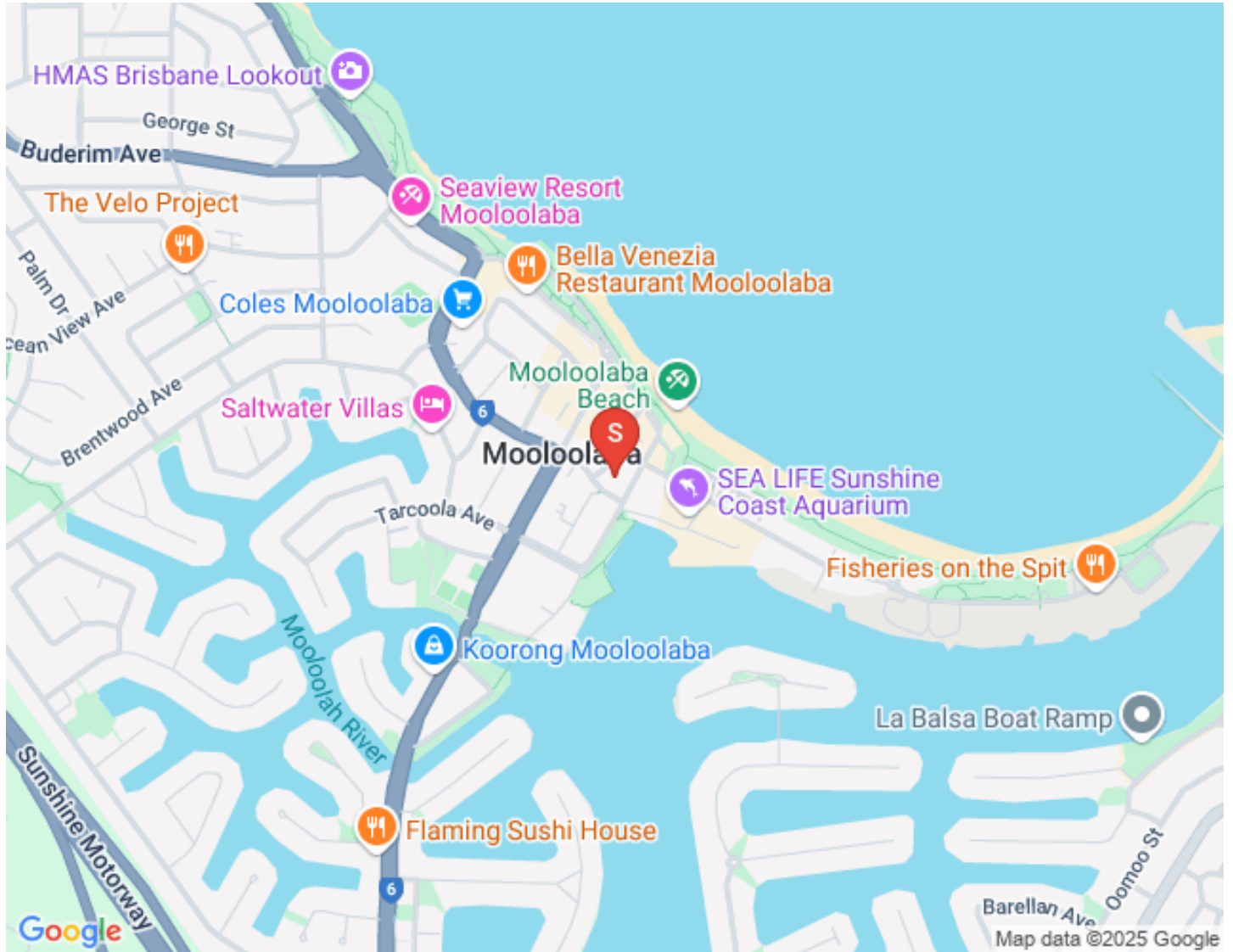
ARTIST ILLUSTRATION
 THIS FLOOR PLAN IS CONCEPTUAL ONLY. THE DIMENSIONS AND FINISHES SHOWN ARE FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON.
 WE MAKE NO GUARANTEE AS TO THE ACCURACY OF THE DIMENSIONS AND FINISHES SHOWN OR THE INFORMATION CONTAINED ON THIS FLOOR PLAN.

Financials & Docs

Item	Approximate	
Body Corporate Rates	\$7,140	per annum
Council Rates	\$3000	per annum
Water Rates	\$1,004	per annum
Income	\$10,400	per annum

Google Map - Property Location

Map



For Further Information

I am the selling agent for 36/32 River Esplanade, MOOLOOLABA.

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



Paul

Paul Angell
M: 0438 468 378
E : paul@fncoastal.com.au

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.

Do you need to sell to buy?

Choose a real estate agent who is Experienced

Get a FREE property appraisal to help you decide whether the time is right for you to sell, or for a second opinion, or just to see how your

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 Disbursals
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](#)

Ready to make an offer?

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

[Download an Offer Form](#)