



**first  
national**  
REAL ESTATE

Coastal

Paul Angell

0438 468 378

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U601 Mooloolaba International

## Property Details



\$397,500

610/7 Venning Street, MOOLOOLABA QLD



### Beachfront with High Net Return

Rarely in Australia do you find prime beach front property with that high net income.

Forget negative gearing - Here is your opportunity to purchase an apartment on Mooloolaba Esplanade with stunning ocean views that can potentially deliver to the new owner a net return in excess of 5%.

The current owner have received council approval for both permanent occupation and holiday letting with this approval to pass onto the new owners.

Mooloolaba International (which is managed by the Mantra group) enjoys some of the best occupancy rates on the Sunshine Coast - normally in excess of 90%. Those fantastic occupancy rates generate great returns for owners lucky enough to have one in their property investment portfolio.

The resort offers both indoor and outdoor pools, gymnasium, sauna, spa and ground floor and rooftop BBQ areas.

With Coles next door and the wonderful choice of cafes and restaurants along the esplanade, you really can park the car and forget about driving during your stay.

The Sunshine Coast airport is expanding for more international flights in years to come, which will only increase demand for holiday accommodation in the region.

With this position, price and high earnings potential, your next question should be - where do I sign!



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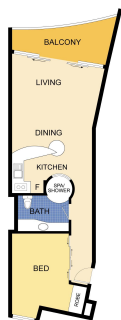
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# Property Photos Photo Gallery



5197 VENNING ST MOOLOOLABA



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## Property Features Key features of the property

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- 1 Bedroom
- 1 Bathroom
- 1 Garage
- Air Conditioning
- Gym
- In Ground Pool
- Inside Spa
- Outside Spa
- Balcony



## Financials & Docs

Item	Approximate	
Council Rates	\$3006	per annum
Water Rates	\$1164	per annum
Body Corporate	\$9891	per annum
Income	TBA	



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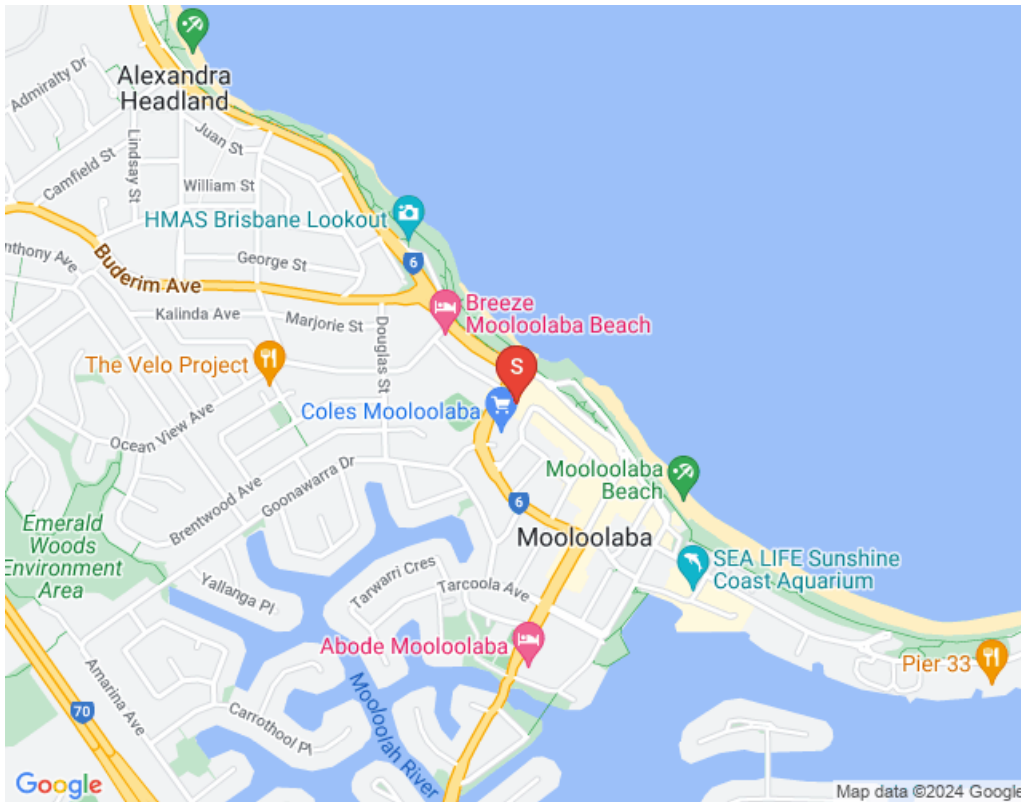
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## Google Map - Property Location Map







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## For Further Information

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I am the selling agent for 610/7 Venning Street, 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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# Do you need to sell to buy ?

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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 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](#)





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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](#)



