

Sold



3301, 923 David Low Way, Maroocha



## North East beachfront

Third floor elevation combined and perfect north east aspect to catch the cool sea breeze in summer and the warm sun in winter. As a holiday home or full time residence this property represents a great lifestyle you or your tenant. Even though these units are aimed at the holiday market, the design is surprisingly functional for everyday living and there are several permanent people in the building.

- Absolute beachfront location (no road to cross)
- 3 bedrooms, 2 bathrooms, secure parking
- Open plan living connects to generous balcony area
- Designer kitchen with plenty of storage/bench space
- Large main bedroom has access to the balcony
- Walk in robe and ensuite. Entire unit air-conditioned
- High quality fittings and fixtures throughout
- Resort facilities include lagoon pool, gym & sauna
- Pool side bar, restaurant and day spa in the complex
- Opposite local shops cafes and public transport
- Catches a sea breeze even on the hottest day

The waves breaking onto Mudjimba Island and the beachfront are just through the dunes and can be heard from every room in the apartment. Once you step onto the

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2637
<b>Floor Area</b>	102 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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balcony the beachfront experience is amplified even further. If size and aspect are important this property needs to be on your list.

Investment information:

Current permanent rental return: \$440/week

Estimated holiday rental return (seasonal): \$800-1900/week

Council rates & water Charges: Approx. \$2850/year

Body Corporate fees: Approximately \$7,420/year

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