

Under Contract



Unit 6, 106-108 Keith Royal Dr, Marcoola



## High on life

Perched on the third floor and looking over the dune reserve puts this two bedroom unit in the perfect position to soak up the sun and sea breezes. North-east aspect means an abundance of natural light and total peace and privacy.

Balboa Apartments is a small complex comprising of 9 units, 4 minutes walk to the surf beach. Café's and local shops opposite and 5 minutes walk to licensed venues, bars, restaurants and transport.

The unit itself has plenty to offer. Having undergone several updates in recent years, it now offers comfort and flexible furnishing options. Tiled open living connects to the oversized sun deck/balcony with coastal views to the east and Mount Coolum perfectly framed to the north.

Being sold partially furnished means it's virtually move in ready or instant airbnb. Whether you're looking for the perfect getaway or a fulltime home by the seaside, this property is a must see.

### Property brief:

Third floor walk-up. 2 bedrooms, 1 bath  
Open living, oversized balcony/sundeck  
Air-conditioning and ceiling fans

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Price	\$630,000
Property Type	Residential
Property ID	3153
Floor Area	122 m2

### Agent Details

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Abundance of light, breezes & privacy  
Updates to kitchen and bathroom  
Large bedrooms, plenty of built in storage  
Rare tandem/inline double garage  
Partially furnished, almost move in ready  
Views to the dunes and Mount Coolum  
Opposite dune entry and coastal pathway  
120m to beach entry & Boulevard shops  
Small complex of 9 units. Café opposite  
Stable community of permanent residents  
No lifts or pool keeps fees to a minimum  
10 minute drive to Golf courses/boat ramp

**Rates and rental information:**

Council rates/water charges: Approx. \$3350/year

Permanent rental appraisal: \$570/week

Body Corporate: \$3450/year

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