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#### **Property Details**



# 37/40-54 Primary School Court, MAROOCHYDORE

Spacious 2 bed apartment in the heart of Maroochydore

Offers over

#### 1 Open Spaces

This well loved apartment is located in a very handy location. Only a short stroll to Ocean Street, boasting some of the best dining and entertainment the Sunshine Coast has to offer. Short Walk to the Sunshine Plaza for major shopping and only a very short drive to Maroochydore River and our Coast Beaches.

#### The apartment features:

- . North facing
- . Open plan tiled living area
- . Modern kitchen with stone bench tops and plenty of cupboards
- . 2 large bedrooms, the master with ensuite
- . Main bathroom with combined laundry
- . Generous sized under cover balcony
- . Air-conditioning
- . Basement car space
- . Large basement security cage approx. 2.7m height/ 2.5m width
- . Complex facilities include pool, lift and security



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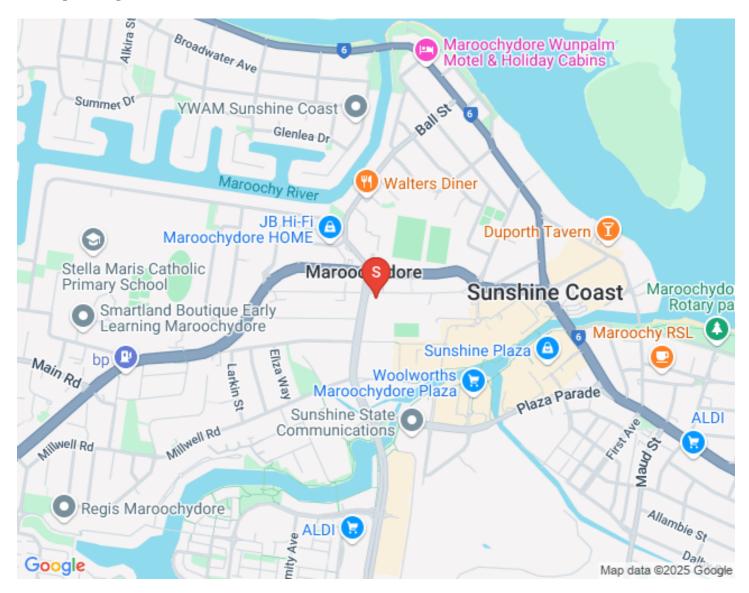
#### **Financials & Docs**

| Item                      | Approximate            |                  |
|---------------------------|------------------------|------------------|
| Body Corporate Rates      | \$4,869.50 per annum   | view in doc link |
| Council Rates             | \$2,129.28 per annum   | view in doc link |
| Water Rates               | \$1,157.30 per annum   | view in doc link |
| Permanent rental estimate | \$600 - \$630 per week |                  |

**Document Link - Click here** 



#### **Property Location**





#### Want to Know More?

I am the selling agent for 37/40-54 Primary School Court, MAROOCHYDORE. If you have any queries please do not hesitate to contact me via phone or email.



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shane.purssell@fncoastal.com.au



#### Do you need to sell to buy?

Get a FREE no obligation appraisal

# 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



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### Ready to make an offer?

## Ready to make an offer?

Open Offer Form in New Window



| Offer Form                       |   |
|----------------------------------|---|
| Please fill out all of the field | s below to ensure your offer is submitted with complete accuracy! |
|                                  |   |
|                                  |   |
| The Agent You Are Dealing        | <u> </u>  |
| With?                            | Please select your agent  |
|                                  |   |
| Buyer 1 Name: *                  |   |
|                                  | First Name  |
|                                  | Middle Names  |
|                                  | Mituale Mailes  |
|                                  | Last Name   |
|                                  |   |
| Buyer 1 Phone / Mobile No *      |   |
|                                  | Inc country or area codes if required                             |
|                                  |   |
| Buyer 1 E-mail Address: *        | ex: myname@example.com  |