



**first
national**
REAL ESTATE

Coastal

Dan Bradley

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Unit 10 'Sunshine Towers Maroochydore'

Property Details

2



2



1



111 sqm



Offers over \$519,000

10/33 Sixth Avenue, COTTON TREE QLD



It's all about the Views and Location

Perfectly located in Cotton Tree, just metres to Patrolled Beaches, Maroochy Surf Club, King Street and the Cotton Tree Parklands, this spacious two-bedroom apartment presents an unrivaled opportunity for home buyers and investors alike. Blending convenience, spectacular Pacific Ocean and Maroochy River views with the sought-after Cotton Tree location. An excellent lifestyle choice for those seeking relaxed coastal living. Offering open plan living/dining, leading to a balcony with Pacific Ocean views. Two generous bedrooms, main with ensuite, 2nd balcony with views over Cotton Tree and the Maroochy River and Hinterland.

- Only Two apartments per floor
- Spacious Living Area
- North- East facing Balcony with Ocean Views
- 2nd Balcony off Master Bedroom
- Air-conditioned living, fans in bedrooms
- Right in the Heart of Cotton Tree

Extra Storage Room for Owner

Perfect for lifestyle investors seeking the Cotton Tree lifestyle.

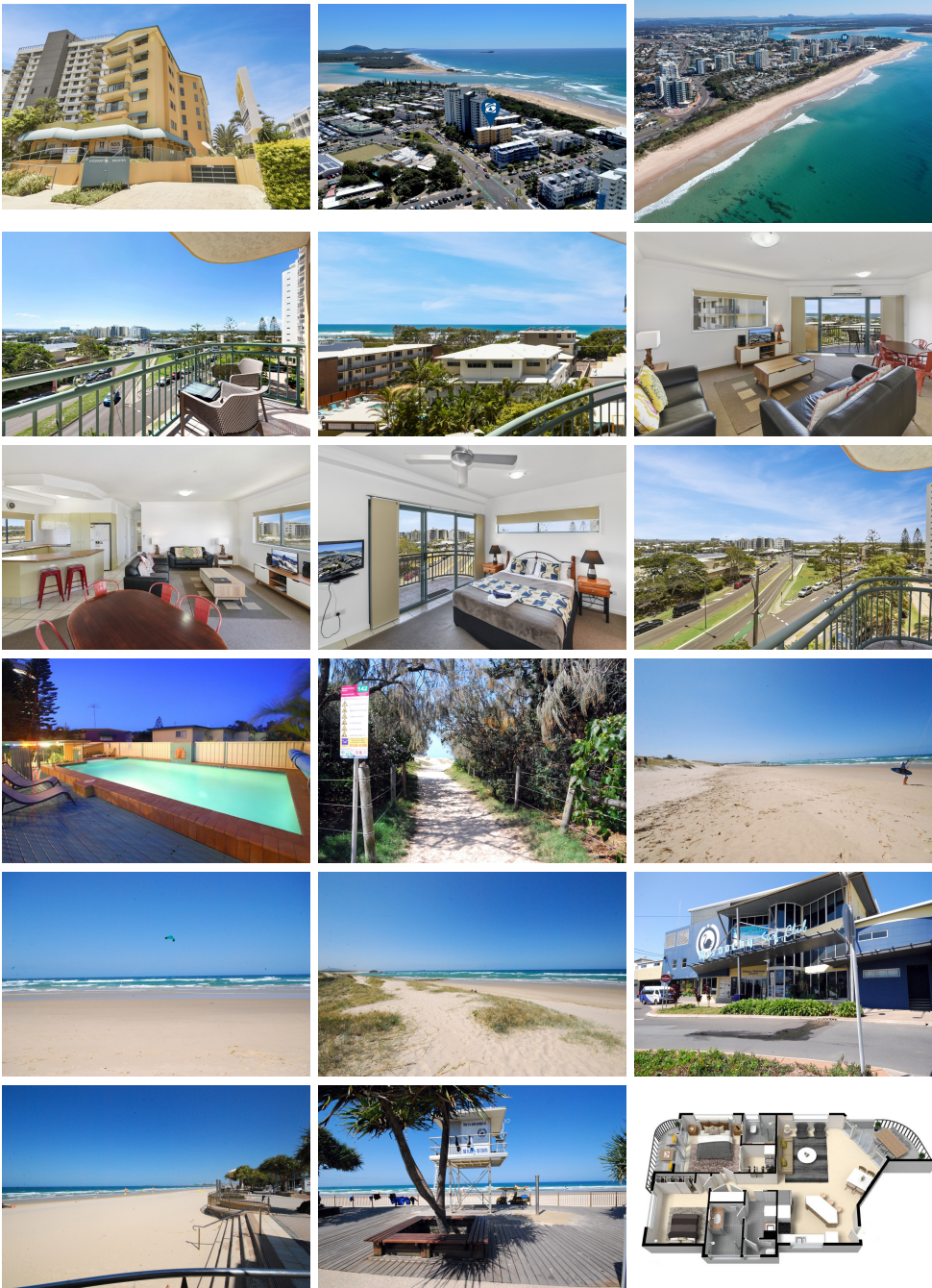
Just moments from your door;

- Patrolled Beaches
- King Street Shops and Restaurants
- Maroochydore Surf Club
- Maroochy Bowls Club
- Cotton Tree Parkland and the Maroochy River



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Property Photos Photo Gallery





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Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- Air Conditioning
- In Ground Pool
- Secure Parking
- Balcony
- Broadband Internet
- Built In Robes
- Dishwasher



Unit 10 'Sunshine Towers Maroochydore'

Financials & Docs

Item	Approximate	
Council Rates	\$2,956	per annum
Water Rates	\$1,216	per annum
Body Corporate	\$9,496	per annum
Income	\$28,886	per annum

Body Corporate Disclosure Statement



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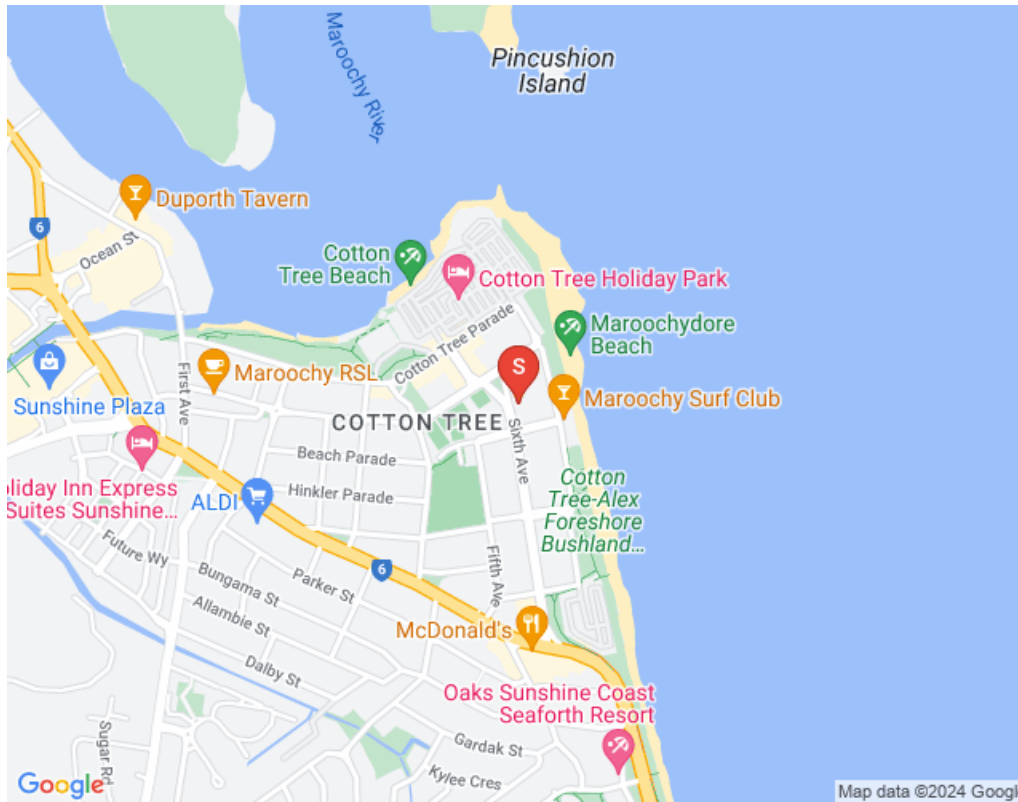
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Google Map - Property Location Map





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For Further Information

I am the selling agent for 10/33 Sixth Avenue, COTTON TREE.

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



Dan Bradley

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E

: dan.bradley@fncoastal.com.au

Since joining the First National Real Estate Team since 2004, Dan has built a solid reputation as an ethical and high-performing real estate professional. Over the span of 17 years he has consistently delivered a superior level of advice, expertise and dedication to his clients, resulting in a thriving business based on repeat and referral customers. Dan's hardworking and personable approach instills confidence in both buyers and sellers.

To ensure he remains at the forefront of the industry, Dan is devoted to ongoing professional development. He regularly attends training sessions covering various aspects of the real estate industry, allowing him to stay ahead of legislative changes, emerging technologies and effective marketing strategies.

By choosing Dan as your real estate agent, you benefit from his 15 years of industry experience and his unwavering commitment to achieving the best possible outcome for each client.

By choosing Dan to sell your property you are choosing 15 years industry experience and his commitment to achieving the best possible result for every client.



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Do you need to sell to buy ?



Unit 10 'Sunshine Towers Maroochydore'

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

[Download an Offer Form](#)

