

# 21 Coppabella Crescent Mooloolaba Buyer Information Package



**Auction 6th Sep 12:00PM**

 4  2  2  623m<sup>2</sup>

21 Coppabella Crescent, Mooloolaba

## MOOLOOLABA COASTAL RETREAT

Nestled on a low-maintenance block in one of Mooloolaba's most sought-after streets, this delightful home has been recently updated and combines relaxed coastal charm with everyday convenience. You will start to fall in love with this home the moment you arrive and discover the large north-facing pool with a covered entertaining area, before entering a modern space styled for easy living with a new stone kitchen that opens to a second private entertainment area to the rear of the home. Whether you're seeking a permanent home, a weekender, or an investment in a blue-chip coastal location, this classic Mooloolaba home will tick all your boxes.

**Auction: Auction On Site**

Hamish Bolderston

0478 099 058

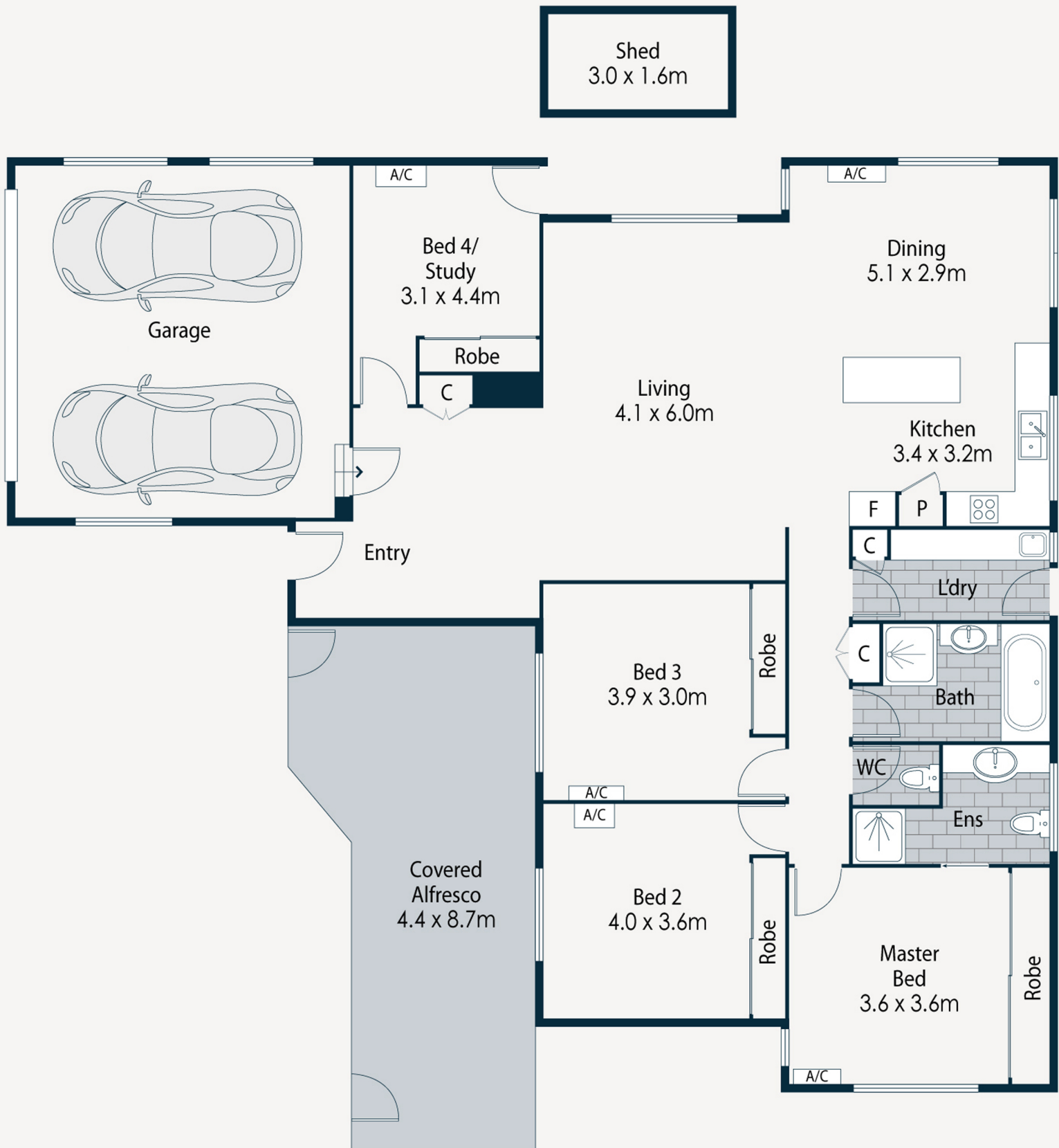
[hamish@defineproperty.com.au](mailto:hamish@defineproperty.com.au)



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**07 5478 2477**



## Frequently Asked Questions and Property Information

Property Address:	21 Coppabella Crescent, Mooloolaba
Terms:	5% deposit, 30-day settlement
Auction:	Saturday, September 6 <sup>th</sup> at 12pm
Copy of Contract:	Available on request
Council Area:	Sunshine Coast Regional Council
Configuration:	4 Bedroom, 2.5 Bath, 2 Car, Saltwater Pool
Inclusions:	Dishwasher, window treatments
Age of Property:	Built 1980 – Internal and External updates last 12 months
Property Construction:	Rendered brick, timber, concrete roof tiles and Colorbond
Solar:	Yes
Size:	623sqm block, house 217sqm approximately
Water:	\$2092 Per Annum, subject to use
Rates:	\$2846 Per Annum, approximately
Rental Appraisal:	\$1250 - \$1325 Per week, pending market conditions at the time of rental
NBN:	Yes
Cooling/heating:	Air-conditioning reverse cycle split systems

## Other Property Information

- The house has undergone extensive changes to update the home over the past 12 months, including.
  - Painting updated inside and outside
  - A new outdoor entertainment area with an insulated roof
  - Pool fully refurbished with new pebblecrete, pool surrounds, new filtration and pool pump
  - New glass pool fencing and pool decks
  - New internal doors, new kitchen, and tiles throughout the main living areas
  - Laundry renovated with new stone tops and cabinetry
  - Gardens updated with old paving removed, rear lawn replaced and new rear alfresco deck
  - Robes all upgraded with new internal cabinetry
  - New window treatments and lights throughout the home
  - New hot water system installed

## Frequently Asked Questions and Property Information

### Other Property Information (continued)

- Quiet cul-de-sac family-friendly location with no through traffic
- Stunning covered outdoor entertaining area overlooking the pool
- All bedrooms are spacious, the master features an ensuite, and all rooms have built-in robes
- Central location means you are less than 2.5km from Mooloolaba beach and Esplanade
- Fully fenced, rear yard has plenty of room for a trampoline or to kick a ball
- Mountain Creek High School and Mooloolaba Primary School Catchment area
- Close to your choice of the Sunshine Coast's best private schools
- 15 minutes to Sunshine Coast Airport, Hospitals, and Sunshine Coast University
- Contact Hamish Bolderston on 0478 099 058 or [hamish@defineproperty.com.au](mailto:hamish@defineproperty.com.au) for more information



## Rental Appraisal

August 2025



### RENTAL APPRAISAL 21 COPPABELLA CRESCENT, MOOLOOLABA 4 Bed, 2 Bath, 2 Car, Pool

To whom it may concern,

Thank you for the opportunity to provide a professional rental appraisal for  
21 Coppabella Crescent, Mooloolaba.

Taking into consideration the current rental market, other comparable properties in the  
area our appraisal is approximately \$1250 - \$1325 per week.

The rental market is constantly changing and we recommend an updated appraisal  
when you are ready to let the property.

If we can be of any further assistance please do not hesitate to contact me anytime.

Kindest Regards,

A handwritten signature in dark ink, appearing to read "Katie Davies".

Katie Davies  
Sales & Business Manager  
P: 0427 268 780  
E: [katie@defineproperty.com.au](mailto:katie@defineproperty.com.au)

This estimate has been prepared solely for the information of the person/s to whom it is addressed and not for use by any third party. Although every care has been taken in arriving at the figures mentioned above, we stress that this is an estimate only and not a sworn valuation.

## Expression of Interest Form

DATE: \_\_\_\_\_

PROPERTY ADDRESS: 21 COPPABELLA CRESCENT, MOOLOOLABA

BUYER 1: Name: \_\_\_\_\_ (PLEASE INCLUDE MIDDLE NAME/S)  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

BUYER 2: Name: \_\_\_\_\_ (PLEASE INCLUDE MIDDLE NAME/S)  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

AGENT: Name: HAMISH BOLDERSTON  
Address: 4/174 BRISBANE ROAD, MOOLOOLABA, QLD, 4557  
Phone: 0478 099 058  
Email: hamish@defineproperty.com.au

OFFER AMOUNT: \$ \_\_\_\_\_

DEPOSIT: \_\_\_\_\_% OF PURCHASE PRICE  
OR SET FIGURE OF \$ \_\_\_\_\_

FINANCE: \_\_\_\_\_ DAYS FROM CONTRACT DATE

BUILDING & PEST: \_\_\_\_\_ DAYS FROM CONTRACT DATE

SETTLEMENT: \_\_\_\_\_ DAYS FROM CONTRACT DATE

MULTIPLE OFFERS: ☐ YES ☐ NO

In a multiple-offer scenario, you will be provided with a Multiple Offer Acknowledgement Form to initial and sign before the contract.

SPECIAL CONDITIONS (IF ANY): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_