

Frequently Asked Questions and Property Information

Property Address:	Unit 11 "Shandelle" - 4 Juan Street, Alexandra Headland
Method of Sale:	Auction, 13 th June at 2pm onsite
Terms:	30 days, 10% deposit unless otherwise arranged
Copy of Contract:	Available on request
Council Area:	Sunshine Coast Regional Council
Configuration:	2 Bedroom, 2 Bath, 1.5 Car Garage, Storage Shed, Ocean Views
Inclusions:	Window furnishings
Age of Property:	Built 1979, building and grounds have had recent updates, as has the unit
Property Construction:	Brick and concrete
Solar:	No
Size:	Approximately 90m ² internal dimensions
Rates:	\$3852 Per annum, approximately
Water:	\$1408 Per annum, approximately
Body Corporate:	\$7978 Per annum, approximately
Rental Appraisal:	\$795 – \$830 Per week, pending market conditions at the time of rental
NBN:	Yes
Cooling/heating:	Fans

Other Property Information

- Small building of 21 units, no onsite managers, positioned on the 2nd floor.
- Well maintained building with recent updates and further updates planned and budgeted for.
- Ideal aspect, north facing, stunning views of surf, sand, and ocean.
- Renovated and well-presented throughout, the property hasn't been rented since it was renovated.
- Only 200m to the patrolled section of the beach at Alexandra Headland.
- Close to Alex cafes and restaurants, Sunshine Plaza and only 1000m to Mooloolaba esplanade.
- High percentage of the units are owner-occupied or used exclusively by the owners for themselves or their family.
- 15 minutes to Sunshine Coast Airport, Hospitals, and Sunshine Coast University.
- Contact Hamish Bolderston on 0478 099 058 or hamish@defineproperty.com.au for more information