



Unit 8 'Portsea North'

## Property Details



Offers above \$850,000

8/83 Parkyn Parade, MOOLOOLABA QLD



### Beach or River - The Choice is Yours!

Nestled between the stunning Mooloolaba beach and the beautiful waterways of the Mooloolah River this delightful top floor apartment could be yours.

"Portsea North" reflects the style and living quarters that the astute buyer expects along one of the most sought-after streets of Mooloolaba. This award winning building was designed by Noel Robinson and this specific apartment was actually owned and occupied by the original building's developer.

This double width apartment overlooks the calm waters of the Mooloolah River that provide deep water access direct to the ocean. The park below is filled with shady trees, colourful tropical plantings and a small beach that provides access for kayaks and canoes or just for the kids to splash about. The secluded leafy pathway direct to Mooloolaba's beach is across the road.

Complete with two bedrooms, two bathrooms, open plan living and dining that includes full width bi-fold doors that lead out to a generous balcony. The kitchen, study nook and both bedrooms also feature fantastic water views looking out over the

prestigious homes of Minyama.

There is a possible access expansion to an exclusive rooftop terrace, and a lock up storage cage downstairs adjacent to your car park in the secure basement.

Walk to a variety of cafes and restaurants, the beach, the Wharf precinct, the Surf Club, Marina, parks and entertainment locally.

Award winning building with only 9 apartments in the complex

Top floor quiet and private 2 bedroom, 2 bathroom apartment with lift access

Air-conditioned plus great natural ventilation

Quality finishes throughout, including stone bench tops

Floor plan maximised for entertaining and fully enjoying the aspect and surrounds

Private Resort-style pool plus secure basement parking and storage

Leafy and tropical low maintenance gardens

Anytime is the right time to consider this wonderfully positioned property as your perfect weekender or sea-change apartment.



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# Property Photos Photo Gallery



583 PARKYN PARADE MOOLOOLABA



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INTERNAL AREA - 88 SQM  
PARKING AREA - 31 SQM  
TOTAL AREA - 119 SQM



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Paul Angell

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## Property Features Key features of the property

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- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Ensuite
- Air Conditioning
- Reverse Cycle Air Conditioning
- Study
- In Ground Pool
- Balcony
- Outdoor Entertaining



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,628	per annum
Water Rates	\$1,412	per annum
Body Corporate	\$8,844	per annum

Body Corporate Disclosure Statement



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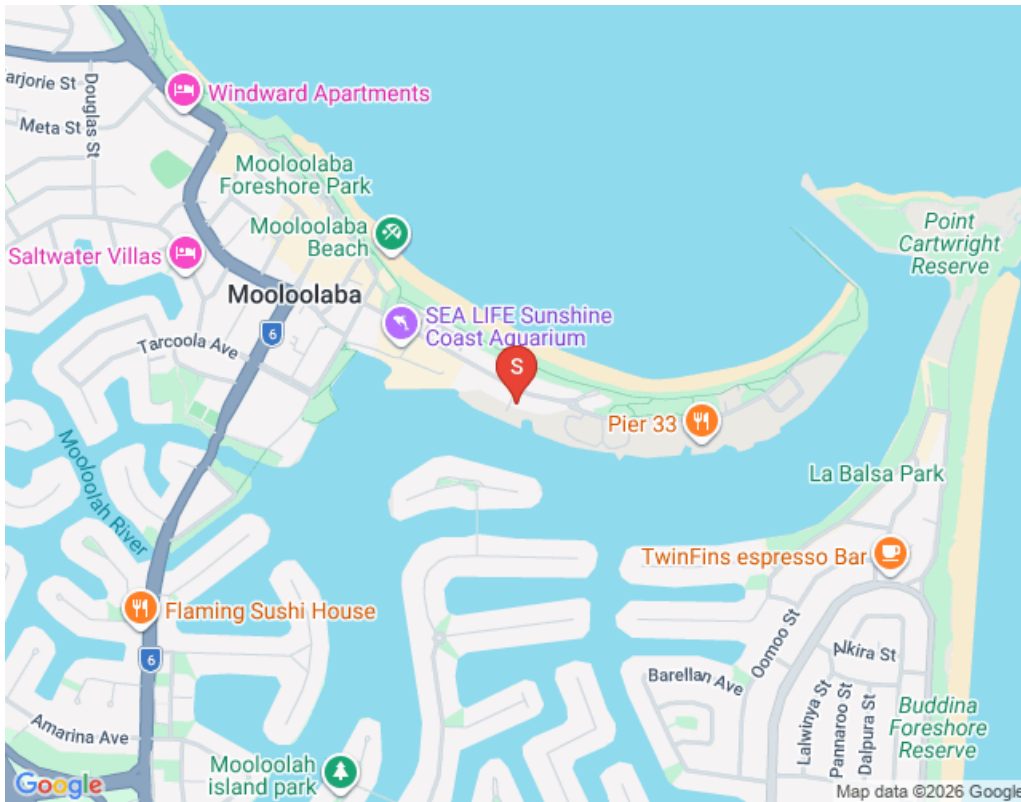
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## Google Map - Property Location Map





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## For Further Information

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I am the selling agent for 8/83 Parkyn Parade, MOOLOOLABA.

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



*Paul.*

Paul Angell

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E

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Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.



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# Do you need to sell to buy ?

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## 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 Disbursals
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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Ready to make an offer ?

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

[Download an Offer Form](#)



