



**first
national**
REAL ESTATE

Coastal

Dan Hawes

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Unit 50 'Eclipse' 40 Primary School Court

Property Details



Offers over \$350,000

50/40-54 Primary School Court, MAROOCHYDORE QLD



Immaculate & Profitable!!!

Enjoy great return immediately with this modern, stylish, and immaculate apartment with its own private, generous sized balcony with relaxing view plus a basement storage cage!

An excellent opportunity to purchase a no fuss solid investment in the heart of one of the Sunshine Coasts most anticipated redevelopment zones.

Featuring:

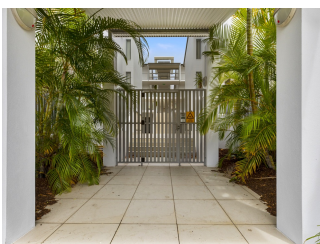
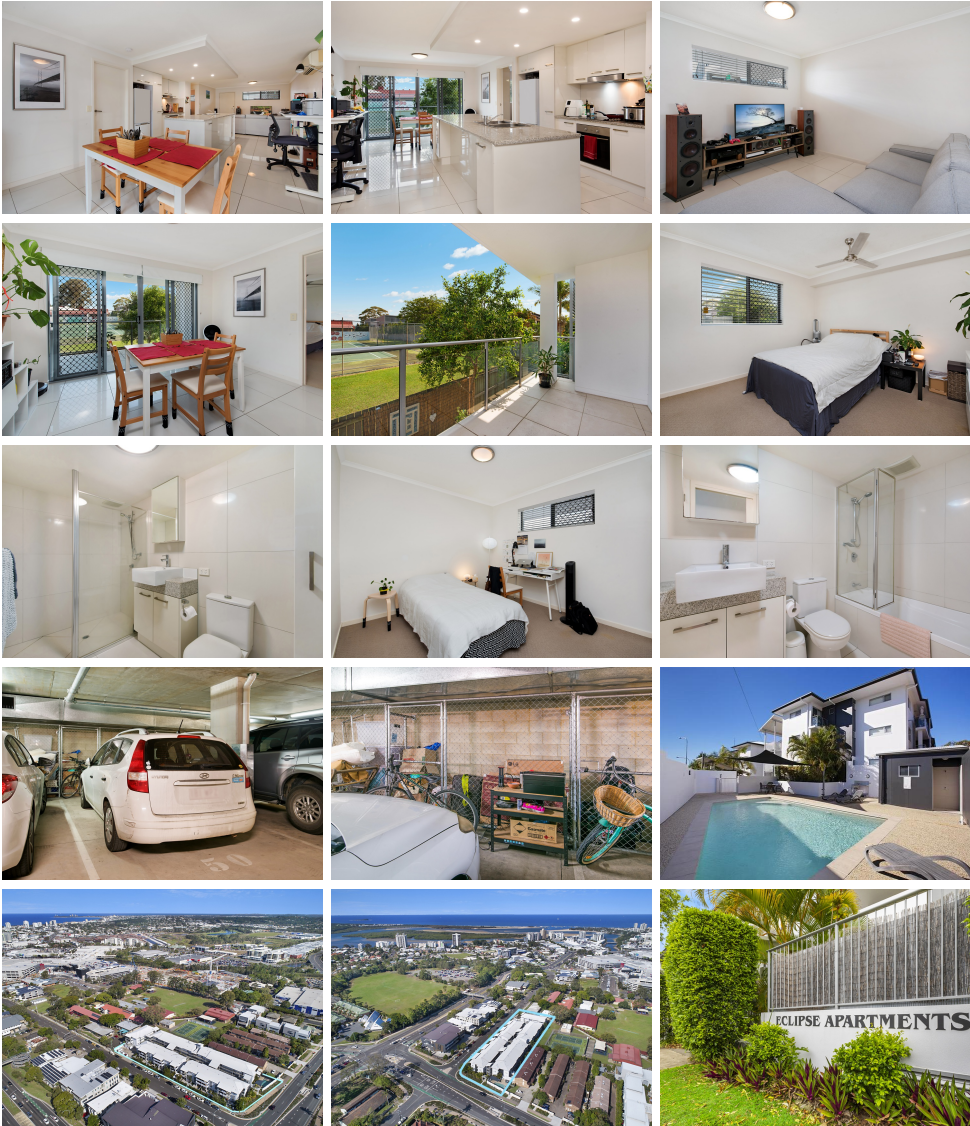
- ❖ Modern complex with pool, lift, secure parking, private storage cage plus a visitor car park
- ❖ Easy walk to Sunshine Plaza & cinemas, Ocean Street restaurants & nightlife, the beach and river
- ❖ 2 oversized bedrooms, 2 large living areas, 2 bathrooms (master with ensuite), large private balcony with a relaxing view.
- ❖ Reverse cycle AC as well as fans
- ❖ Modern kitchen with stone bench tops and down lights
- ❖ On site managers to watch over your investment
- ❖ Low Body Corporate fees (approx. \$4000 per year)
- ❖ Excellent long-term tenant in place paying \$400 per week until July 2020

This apartment ticks all the boxes, act fast!



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Property Photos Photo Gallery



This floor plan is a conceptual only. It is provided for your information only and must not be relied upon for any purpose. It is the responsibility of the client to ensure that the floor plan is accurate and to verify the details of the plan with the relevant authorities. The floor plan is not to be used for any other purpose.

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Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- Air Conditioning
- Reverse Cycle Air Conditioning
- In Ground Pool
- Balcony



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Financials & Docs

Item	Approximate	
Council Rates	\$2,091	per annum
Water Rates	\$1,259	per annum
Body Corporate	\$3,995	per annum
Income	\$400	per week



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Google Map - Property Location Map





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For Further Information

I am the selling agent for 50/40-54 Primary School Court, MAROOCHYDORE.

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



Dan

Dan Hawes

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E

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Born and raised on the beautiful Sunshine Coast Dan Hawes's outgoing spirit took him on a 12 year overseas adventure incorporating over 40 countries, backpacking Asia, camper vaning Europe, riding his motorbike through Latin America, foster parenting special needs children in the US and even living in Inuit communities in the high Arctic of Canada.

Living, working, travelling and experiencing different cultures and ways of life have given him a true understanding of people as well as life around the world.

He and his wife Claudia returned home to the Sunshine Coast 6 years ago and he has been selling real estate ever since. When asked what brought him back to the Sunshine Coast, he said "In all of my travels I have been privileged to see many walks of life. Although there are many beautiful places on earth, the Sunshine Coast is definitely one of them! I have always loved the Coast, I can't think of a better place on Earth to raise a family, we are truly lucky to call this amazing place home!" Dan has a four year old Son, Shayden, and a 2 year old Daughter, Kiyana, who he utterly adores.

When asked why he chose a career in real estate his response was simple "I love interacting with people, negotiating and getting the best outcome for my vendors time and time again. I believe honesty and a true desire to help people is the secret to success".

With real estate in his blood and passion in his eye, Dan has the attention to detail and proven successes that will get you top dollar for your property!

Backed by First National Real Estate Coastal, Dan is committed to providing you with the highest level of service to ensure you are happy in every way!



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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 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](#)





Unit 50 'Eclipse' 40 Primary School Court

Ready to make an offer ?

Ready to make an offer ?

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

[Download an Offer Form](#)

