



Unit 3, 7-9 Carinya St, Mooloolaba



## MOOLOOLABA DEEP WATER APARTMENT

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Coming to the market for the first time in over 20 years, 3/7 Carinya Street is in a location that cannot be replicated. Overlooking Mooloolah Broadwater with deep water access to Mooloolah River and straight out to the ocean, your investment in blue chip real estate here is matched with an investment in the best lifestyle the Sunshine Coast has to offer.

Located less than 1500 metres\* to the sandy Mooloolaba Main Beach, the lifestyle on offer presents the best of both worlds. Whilst at home, you can enjoy the convenience of your low maintenance apartment. Whilst at play, you can enjoy the surf and the sand on Mooloolaba Main Beach. Peaceful apartment living with a location so close to the action are a rare combination, but this exciting address offers both.

Additional features include:

Exclusive sandy beach and boat ramp for direct deep water access  
Secure vehicle storage with a full size DOUBLE remote garage. These spaces are side by side, not end on end so you can easily park two cars with extra storage.

First floor apartment with expansive water views

Spacious bedrooms

Open plan living and dining space

Beautiful cross flow ventilation, the current owners rarely use the air conditioning

Full height windows result in plenty of natural light

Price AUCTION  
Property Type Residential  
Property ID 10941

### AGENT DETAILS

Indiana Voss - 0404 155 581  
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



Recently updated switch board and circuit breakers  
Immaculately maintained by the current owners for over 20 years

With only eight apartments in the building, the attraction of a small complex is one of many features that will continue to stand the test of time and add value in years to come. The upkeep is minimal, and as a result the body corporate fees are low. Vacant possession is on offer without any tenancies in place.

'Colleen Court' has historically been held in high regard by locals and investors alike for many years. The current owners length of tenure confirms it truly is one of a kind.

Phone Indiana today on 0404 155 581 or Justin 0400 822 069 for further information or to book an inspection. Set to sell under the hammer at auction on the 21st of September at 11am.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*