

Sold



52, 40-54 Primary School Court, Maroochydore



## PRICE REDUCED ON THIS AFFORDABLE, MODERN & CENTRAL PRIME CBD INVESTMENT!

This central and beautifully-appointed residential apartment offers everything that you should be looking for in a high-quality, top shelf property investment.

The apartment is approximately 10 years old; and was naturally fitted-out with all the modern conveniences. It features an open plan design; reverse-cycle air conditioning for year-round comfort; granite benchtop; stainless appliances and ceramic cook top; imported tiles throughout the living area; & a private balcony.

You get a designated security parking space downstairs; and the complex has tastefully landscaped atriums; its own sparkling in-ground pool; a central lift; plus loads of off-street undercover parking for visitors.

Shrewd investors will take note of the fantastic yield (currently leased at \$370!); plus the Body Corporate contributions equating to just over \$60 per week are among the lowest around for complexes in the area which can offer comparable amenities.

The central Maroochydore location places it a short stroll to the CBD, Sunshine Plaza and the thriving heart of the revitalised Ocean Street precinct and Big Top markets complex; therefore a wide array of shops, cafes, restaurants, fresh food markets and cinema are all nearby. Jump in

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Price	SOLD
Property Type	Residential
Property ID	2232

### AGENT DETAILS

Anthony Jeffress - 0414 911 621

### OFFICE DETAILS

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



the car and in around 5 - 7 minutes you can even be unravelling the beach towel and jumping in the surf at one of two patrolled beaches nearby.

Make no mistake, this one meets every facet of the all-important test for genuine, 'blue chip' investment property. A great POSITION, and very competitively PRICED as well!

A very realistic vendor wants a timely result, and has therefore moved to meet the market. This one is now "priced right where it needs to be" to ensure we meet this clear objective.

Contact me today to get further details and to arrange an inspection.

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