

That's an error.

That's all we know.



















**59, 40 Primary School Court, Maroochydore**



**ONE OF THE BEST IN THE COMPLEX: MODERN AND CENTRAL, A PRIME CBD INVESTMENT OPPORTUNITY!**

This fresh, light, and beautifully appointed apartment is situated in one of the best areas in the ECLIPSE complex, and offers everything that you should be looking for in a high-quality, top shelf investment.

The very well maintained apartment is both a top floor and an 'end unit'; therefore it only has the one 'neighbour'. At approximately 9 years old, it has been decked out with all the modern conveniences, featuring an open plan design; reverse-cycle air conditioning for year-round comfort; stainless appliances and ceramic cook top; imported tiles throughout the living area; & a private balcony which captures a cooling afternoon sea breeze from the East.

You get a designated security parking space plus a massive exclusive-use security cage (the largest of its kind in the building); while the complex has tastefully landscaped atriums; its own sparkling in-ground pool; a central lift; as well as loads of off-street undercover parking for visitors. Some of the furniture belongs to the current owner, who is willing to include this as part of the sale if this is preferred by the purchaser.

Shrewd investors will take note of the fantastic yield (current lease running until late November is at \$370/week); plus the Body Corporate contributions (equating to around \$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; the emerging Town Center; 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 the car and in less than 5 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: POSITION; PRICE & PRESENTATION. Circumstances now dictate that the apartment must be sold; as such it's certainly priced with this clear objective.

Contact me today to get further details and to arrange a private inspection.

*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*

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 2265

**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



*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.*