

That's an error.

That's all we know.



















25, 40 Primary School Court , Maroochydore



### **EXTREMELY AFFORDABLE & IMMACULATELY PRESENTED: IT'S A PRIME MAROOCHY CBD INVESTMENT OPPORTUNITY!**

This fresh and well-appointed residential apartment in the heart of Maroochydore offers the astute and discerning buyer everything they could possibly hope to find in a high-quality, top shelf investment.

The ground floor apartment has its own exclusive, private courtyard; while inside it has been decked out with all the modern conveniences. With an open plan design; reverse-cycle air conditioning; stainless appliances and ceramic cook top; plus oversize imported tiles throughout the living area, your year-round comfort is assured.

The apartment comes with a designated security parking space plus access to a security cage; while the ECLIPSE complex has tastefully landscaped atriums; its own sparkling in-ground pool; and – rather uniquely – it has literally dozens of off-street, undercover parking spaces for visitors.

Shrewd investors will take note of the fantastic yield (the current lease runs until September at \$380/week); plus the comparatively-low Body Corporate contributions (equating to around \$70 per week) are about the lowest you will find among complexes which can boast comparable amenities.

Its central Maroochydore location places it a short stroll to the emerging CBD and Sunshine Plaza; as well as the pulsing heart of the revitalised Ocean Street and Duporth Avenue riverside precincts; also the Big Top complex and a wide array of shops, cafes, restaurants, fresh food markets and cinema are all nearby. Jump in the car and in a mere 5 to 6 minutes you can even be unravelling the beach towel and jumping in the surf at either of two glorious, patrolled beaches nearby.

Add this all together and you'll quickly work out for yourself that this terrific property has all the ingredients needed in a genuine, 'blue chip' investment property: POSITION; PRICE & PRESENTATION. Circumstances now dictate that this apartment has been brought to market to seek another lucky new owner to snap it up; and as such it's been priced directly in line with the latest sales in the complex.

Be sure to make contact today in order to obtain any further details, but delay at your own peril: This one is right and ready to GO!

*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** 2479

#### **AGENT DETAILS**

Anthony Jeffress - 0414 911 621

#### **OFFICE DETAILS**

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*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.*