



**first  
national**  
REAL ESTATE

Coastal

Dan Hawes

0477 503 059

07 5444 0800

dan@fncoastal.com.au



Unit 17 Eclipse Apartments

## Property Details



Offers Over \$350,000

17/40-54 Primary School Court, MAROOCHYDORE QLD



### Immaculate & Profitable

Instant returns available with professional tenant in place paying \$395 per week through until Feb 2020. With very low body corporate fees and great On-Site Management this is a turn key investment that won't last long!

This very stylish, modern second floor apartment has so much to offer. It is immaculate in every way featuring: air conditioning, large bedrooms (master with ensuite), 2 living areas, modern kitchen with stone bench tops and down lights and a very relaxing, generous sized private, balcony giving you a place to unwind after a hard day at work! The complex has secure underground parking (and visitor parking), storage, central elevator as well as an inviting swimming pool for those warm afternoons.

Just a short stroll from the lure of Ocean Street, boasting some of the best dining and entertainment the Sunshine Coast has on offer. Walk to the beach for a surf, Maroochy River to go fishing or the Sunshine Plaza for a fun day of shopping, everything is at your fingertips. With a massive redevelopment of the Maroochy CBD already underway this Eclipse Apartment will enjoy all the benefits that are in the pipeline as Maroochydore becomes one of the Sunshine Coasts Hot Spots!



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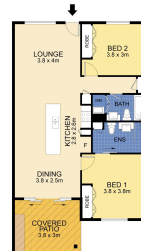
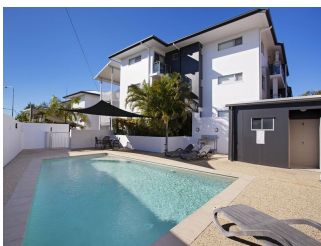
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Property Photos Photo Gallery



1746-52 PRIMARY SCHOOL CT MAROOCHYDORE

INTERIOR AREA - 80 SQM  
 EXTERIOR AREA - 110 SQM  
 TOTAL AREA - 190 SQM  
 TOTAL AREA - 190 SQM

The Plan does a compass only. It is provided for illustrative purposes only and should not be used for any other purpose. The plan is subject to the current zoning of the land. All dimensions are approximate and should be used as a guide only. The plan is subject to the current zoning of the land.



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## Property Features Key features of the property

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- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- Air Conditioning
- In Ground Pool
- Balcony
- Built In Robes
- Dishwasher



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## Financials & Docs

Item	Approximate	
Council Rates	\$1,970	per annum
Water Rates	\$1,239	per annum
Body Corporate	\$3,996	per annum
Income	\$395	per week



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## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 17/40-54 Primary School Court, MAROOCHYDORE.

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



*Dan*

Dan Hawes

M: 0477 503 059

E

: [dan@fncoastal.com.au](mailto:dan@fncoastal.com.au)

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 17 Eclipse Apartments

# Ready to make an offer ?

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Ready to make an offer ?

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

[Download an Offer Form](#)



