



## Unit 14 Northpoint

# Property Details



Offers over \$340,000

14/2 Mary Street, Alexandra Headland QLD

### Tightly Held Sunny Coast Apartment Block

Prime Position in the tightly held Northpoint Holiday Apartments.

Located opposite the stunning Alexandra Headland patrolled beach and an easy stroll to numerous cafes, restaurants, shops and the Alexandra Headland Surf Club. Situated at the very front and on the Top Floor, this beautifully presented North East facing apartment offers ocean views from the balcony as well as both bedrooms.

The air-conditioned apartment is tastefully decorated and comes fully furnished. To maximise the return Unit 14 sleeps 5 adults comfortably. With its great presentation and extra size this is one of the most popular units in the building with repeats guests ensuring a great income from the holiday letting pool.

The facilities of Northpoint include a heated pool & spa and covered BBQ area.

With 2 Bedroom apartments so popular with savvy investors and with prices on the move, now is the time to secure this great coastal escape.

Opposite patrolled surf beach and Alex Surf Club

Buses nearby to all areas of the Sunshine Coast

Centrally located to all Sunshine Coast attractions

Walking distance to cafes, clubs and restaurants

Tour desk

Friendly and helpful on-site Management

For further information including Body Corp, Rates and a copy of the Disclosure Statement call or email Dan Bradley for your complimentary eBook.

UNDER CONTRACT - Subject to Conditions.



Unit 14 Northpoint

# Property Photos

Photo Gallery





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REAL ESTATE

Coastal

Dan Bradley

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## Property Features

Key features of the property

- 2 Bedrooms
- 1 Bathroom
- 1 Toilet
- 1 Garage
- 1 Living Area
- In Ground Pool
- Built In Robes
- Close to transport/shops/park/beach



## Unit 14 Northpoint

# Financials & Docs

| Item           | Approximate |           |
|----------------|-------------|-----------|
| Council Rates  | \$2,000     | per annum |
| Water Rates    | \$1,215     | per annum |
| Body Corporate | \$4,460     | per annum |
| Income         | \$21,199    | per annum |
|                |             |           |

[Body Corporate Disclosure Statement](#)

[Council Rates](#)

[Water Rates](#)

[Income Statement - Oct 2017 - Sep 2018](#)

[Building Unit Plan](#)



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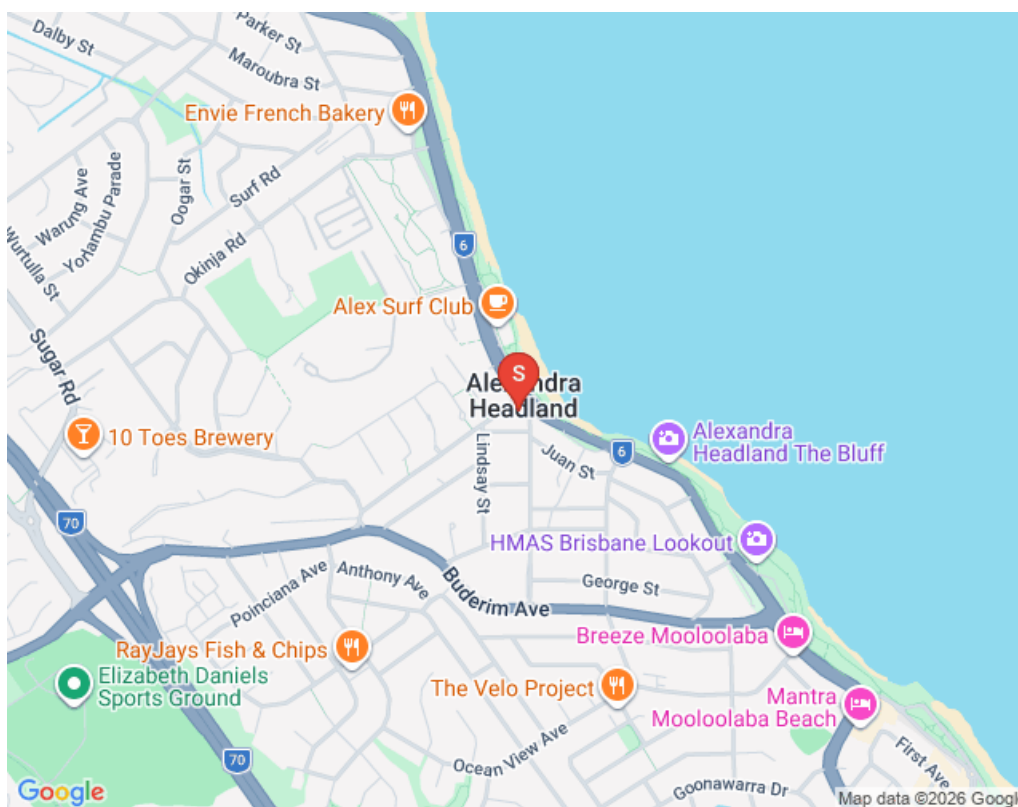
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## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 14/2 Mary Street, Alexandra Headland.

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



Dan Bradley

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Since joining the First National Real Estate Team since 2004, Dan has built a solid reputation as an ethical and high-performing real estate professional. Over the span of 17 years he has consistently delivered a superior level of advice, expertise and dedication to his clients, resulting in a thriving business based on repeat and referral customers. Dan's hardworking and personable approach instills confidence in both buyers and sellers.

To ensure he remains at the forefront of the industry, Dan is devoted to ongoing professional development. He regularly attends training sessions covering various aspects of the real estate industry, allowing him to stay ahead of legislative changes, emerging technologies and effective marketing strategies.

By choosing Dan as your real estate agent, you benefit from his 15 years of industry experience and his unwavering commitment to achieving the best possible outcome for each client.

By choosing Dan to sell your property you are choosing 15 years industry experience and his commitment to achieving the best possible result for every client.



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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 Disbursals
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](#)





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## 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](#)



