



**first  
national**  
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

07 5444 0800

shane.pursell@fncoastal.com.au



Unit 25 Grand Palais

## Property Details



Offers over \$300,000

25/188-192 Alexandra Parade, Alexandra Headland QLD

### Affordable 2 bedroom Beachside Apartment

Located opposite famous Alexandra Headland beach, this apartment is walking distance to shops, cafes and restaurants, park and transport.

The apartment features

- End unit with extra windows being light bright and airy
- 2 Large bedrooms
- Master bedroom features ensuite with spa bath
- Good size workable kitchen with granite bench top and new oven and hot plates.
- Spacious Tiled living area
- Fully furnished and air-conditioned
- Large north facing balcony
- Single basement car space

Complex facilities include Pool, BBQ area, full security & Onsite Management.

For more information or to inspect please call Shane Pursell today.

UNDER CONTRACT - Subject to Conditions.



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## Property Photos Photo Gallery

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## Property Features Key features of the property

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- 2 Bedrooms
- 2 Bathrooms
- 1 Open Spaces



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,280	per annum
Water Rates	\$1,140	per annum
Body Corporate	\$6,995	per annum
Income	approx \$410 - \$430 per week on a permanent rental basis	

[Council Rates](#)

[Water Rates](#)

[Body Corporate Disclosure Statement](#)

[Rental Appraisal](#)



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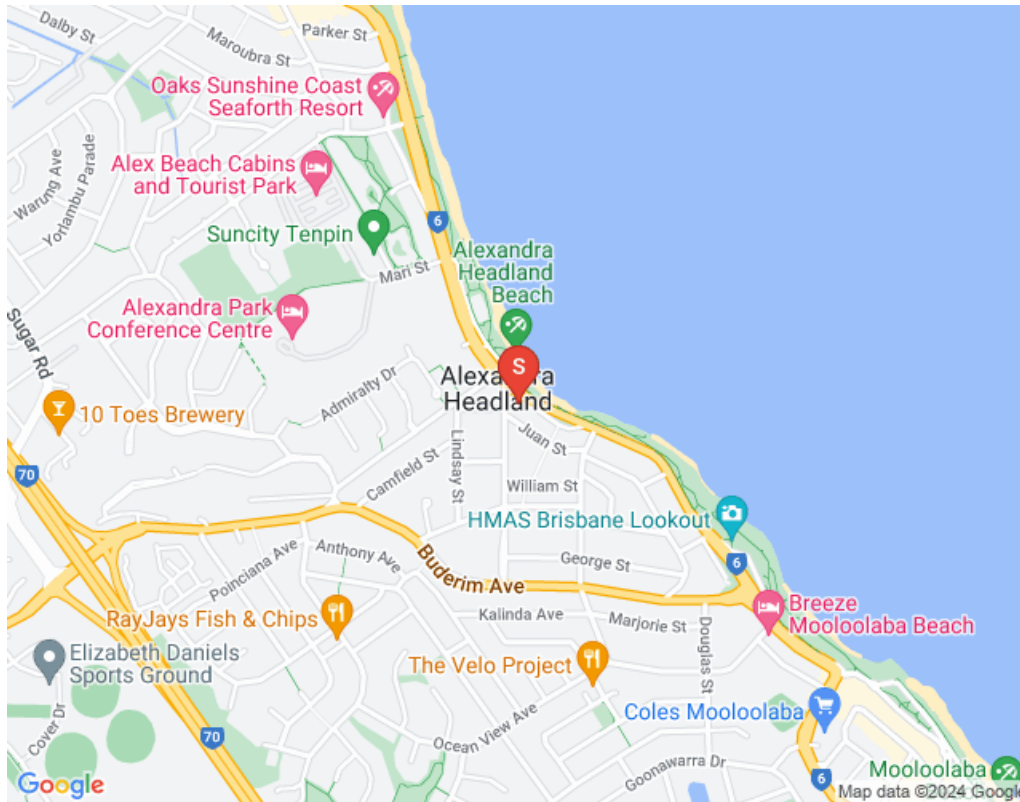
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Unit 25 Grand Palais

## Google Map - Property Location Map





Unit 25 Grand Palais

## For Further Information

I am the selling agent for 25/188-192 Alexandra Parade, Alexandra Headland.

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



Shane Purssell

M: 0402 012 142

E

: [shane.purssell@fncoastal.com.au](mailto:shane.purssell@fncoastal.com.au)

Shane Purssell, a 2nd generation agent, has developed a strong reputation for enthusiasm, integrity and dedication. Shane started his career in year 2000 and has had a very strong bond for selling under the First National Brand for over 20 years.

Achieving numerous real estate awards throughout his career, he is an experienced and knowledgeable professional with a long record of exceptional results.

His skills in marketing, negotiation and continued focus on honesty ensure his clients return to him for their real estate needs time and again.

Shane enjoys developing relationships with the many and varied people he meets each day.

"Meeting people from all walks of life is always interesting. I especially enjoy listening to the stories and learning from the experience of my older clients."

Specialising in real estate sales of beachfront properties, Shane strives to not only meet but exceed his client's expectations through professional service and good communication.

"My Love of the Ocean and the region's natural beauty makes it easy for me to sell property on the Sunshine Coast."



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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 25 Grand Palais

## 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](#)



