



Unit 260 Alexandra Beach Resort

## Property Details



Offers over \$225,000

260/180 Alexandra Parade, ALEXANDRA HEADLAND QLD



### Alex Beach Front Apartment

Located opposite the famous "Alex Headland Beach", this apartment is walking distance to patrolled flags, cafes and restaurants, local shops, transport and parks

#### Features:

- Well Presented 1 bedroom apartment
- Due north aspect
- Tiled living area
- Kitchen has plenty of cupboard space, dishwasher and hot plates
- Full bathroom / combined laundry
- Spacious under cover balcony with ocean glimpses
- Under cover secure car space
- Currently owner occupied, no ties with lease or management.

Fully furnished & ducted air-conditioned

Ready to move in or rent out

UNDER CONTRACT - Subject to Conditions.



first national  
REAL ESTATE

Coastal

Shane Purssell

0402 012 142

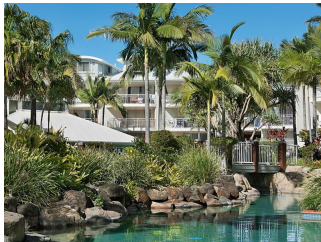
07 5444 0800

shane.purssell@fncoastal.com.au



Unit 260 Alexandra Beach Resort

# Property Photos Photo Gallery





**first  
national**  
REAL ESTATE

Coastal

Shane Purssell

0402 012 142

07 5444 0800

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



Unit 260 Alexandra Beach Resort

## Property Features Key features of the property

---

- 1 Bedroom
- 1 Bathroom
- 1 Garage
- Air Conditioning
- In Ground Pool
- Remote Garage
- Balcony
- Built In Robes



Unit 260 Alexandra Beach Resort

## Financials & Docs

Item	Approximate	
Council Rates	\$1,755	per annum
Water Rates	TBA	per annum
Body Corporate	\$5,909	per annum
Income	TBA	

[Body Corporate Rates Notice](#)

[Council Rates](#)

[Body Corporate Disclosure Statement](#)





**first  
national**  
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

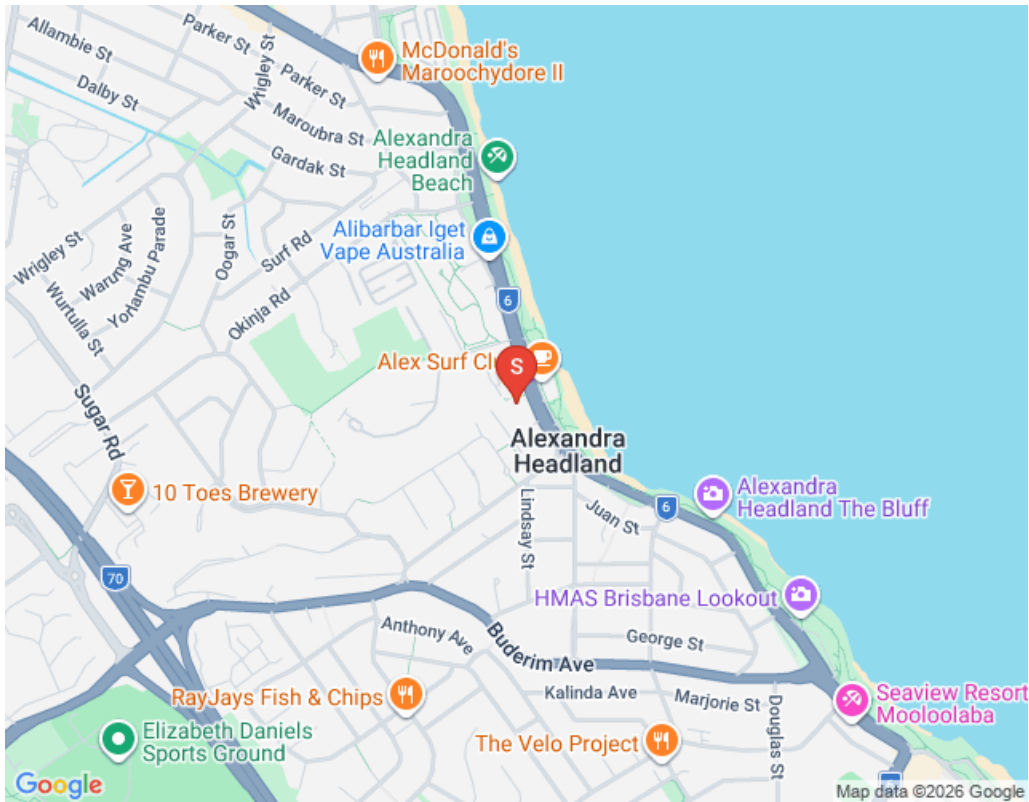
07 5444 0800

shane.pursell@fncoastal.com.au



Unit 260 Alexandra Beach Resort

## Google Map - Property Location Map





Unit 260 Alexandra Beach Resort

## For Further Information

I am the selling agent for 260/180 Alexandra Parade, ALEXANDRA HEADLAND.

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



Shane Pursell

M: 0402 012 142

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

25 years experience

Shane Pursell, 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 23 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."



Unit 260 Alexandra Beach Resort

# Do you need to sell to buy ?

---





**first  
national**  
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

07 5444 0800

shane.pursell@fncoastal.com.au



Unit 260 Alexandra Beach Resort

## 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 260 Alexandra Beach Resort

## Ready to make an offer ?

---

Ready to make an offer ?

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

[Download an Offer Form](#)



