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REAL ESTATE

Coastal

## Unit 9A & B Regatta Waterfront Apartments

# Property Details



## Expressions of Interest

### 9/11 Innovation Parkway, Birtinya QLD

#### Dual Key Apartment in a Prime Position

Unit 9 A & B/11 Innovation Parkway, Birtinya; a dual key apartment on the second level. 9A is a one-bedroom, one-bathroom unit while 9B features two-bedrooms and two-bathrooms. The two units are currently separately tenanted for a total \$795 per week generating a 6% return and with only 1 body corporate fee payable the figures tell the story!

Situated in the north tower of "Regatta Waterfront" Apartments which is set on Lake Kawana, looking out towards the parks and east to the ocean. It is surrounded by walkways, bikeways & parks with picnic & BBQ facilities makes it the ideal place to live or invest.

Ideal for any corporate organisation that may need to house their staff - or live in 1 and rent the other. Infinite options are available. Do you need to be close by the Private or University hospitals? Being located 100 metres from Kawana Private Hospital and a short walk to Sunshine Coast University Hospital and surrounding Kawana Health Hub makes this the perfect address for those who work in health services. Already, medical staff and doctors are living in the Regatta Waterfront Apartments and Unit 9 is one of only a select number with dual key access.

Boasting a lap pool, spa, under covered barbecue area and on-site management, the secure complex offers excellent rental opportunities or the chance to live in and enjoy the lifestyle of living on the water's edge.

With reverse cycle ducted air, ceiling fans, carpets in the comfort areas and granite breakfast bars in the kitchens, this property has much to offer. Both kitchens boast stainless steel appliances and electric cooking facilities in an open plan living area. Unit 9B's master bedroom features an ensuite while the second bathroom has a separate toilet. All bedrooms offer built-in wardrobes while secure car parking and extra storage is also a part of the package.

These apartments offer a central position in an area with massive growth potential as the new multi-billion dollar private and public health precinct and surrounding alfresco dining and retail areas continue to grow and expand.

On the fringe of numerous walking and bike paths and within walking distance to Home Central Kawana, B-Fresh @ Warana Markets and with the bus stop on Innovation Parkway, this dual key unit is an excellent property to utilise for any dual living requirement or to add to your investment portfolio.

Call to inspect now!



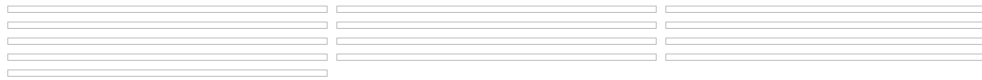
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## Property Photos Photo Gallery

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## Property Features Key features of the property

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- 3 Bedrooms
- 3 Bathrooms
- 2 Garages
- Air Conditioning
- In Ground Pool
- Balcony
- Close to transport/shops/park



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,685	per annum
Water Rates	\$1,337	per annum
Body Corporate	\$1,484	per quarter
Income	\$795	per week



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## Google Map - Property Location Map





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## For Further Information

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I am the selling agent for 9/11 Innovation Parkway, Birtinya.

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

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[agent-photo-  
small]

[agent-firstname] [agent-  
lastname]

M: [agent-mobile]

E : [agent-email]

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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](#)







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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](#)

