

# 2/11 Noosa Parade, Noosa Heads, Qld 4567

CENTURY 21

## Unit For Sale

Thursday, 14 March 2024

2/11 Noosa Parade, Noosa Heads, Qld 4567

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jonathan Tomasini  
0401807697



Mike Hay  
0417624059

## AUCTION On Site Friday 19th April @ 12pm

Welcome to your new holiday getaway 'TAMBOON' in one of Noosa's most iconic and prestigious streets. Your new two bedroom townhouse will be just moments from the tourism mecca of Noosa Main Beach and iconic Hastings Street. The TAMBOON complex is made up of three townhouses backing onto Witta Park, each having their own private courtyard, with Unit 2 having direct front gate access to Noosa Parade. The close proximity to all the action makes this a highly desirable holiday rental with a very strong history of income and repeat clientele. In addition to the income, you can experience the Noosa lifestyle whenever you like and know your investment is safe with Noosa's strong capital growth history. The position is so good, you can be surfing at First Point in under 12mins walk or be jogging through the pristine Noosa National Park. It's a lifestyle that many would envy. The layout of the townhouse is very typical for this location, with all the living space on the lower level, including the kitchen, lounge, and dining in an open plan arrangement. Glass sliding doors open the living space up to the covered alfresco area and the lush courtyard beyond, which is where you'd spend most of your time in this tropical climate. The size of the courtyard is quite large and private and seems to capture the sun nicely throughout the day. Courtyards of this size in a predominantly holiday let area are rare, so you can customise this space further with paving or enhance the garden further. Either way its private and a very enjoyable space to have. The kitchen is perfectly sized for this townhouse with plenty of storage and bench space for whipping up family meals and features an electric stove top, oven and dishwasher. The white exposed beams and VJ wall panelling adds to the classic beachy vibe. Completing the lower level is a separate toilet and the entry door from the common area and garage spaces. Up the timber staircase you will find a surprising large bathroom with loads of vanity storage space, a shower and a lovely skylight, letting the natural sunlight cascade in. As you will see from the floor plan, one of the bedrooms is much larger and would be considered the master bedroom of the two, featuring its own balcony, where you can sit, enjoying the first rays of sunshine in the morning. The room is very broad allowing a large double bed and sitting area without compromising any storage space, which there is plenty of. The split system air conditioner and ceiling fan will come in handy in those peak summer holidays. The second bedroom is large enough for a double bed and enjoys its own unique aspect, built-in robe, ceiling fan and air conditioning. With limited comparisons, Unit 2 'TAMBOON' will be a very special buy for whoever is lucky enough to secure it on Auction day. Come see this ideal position today and lock in your families new holiday getaway for the years ahead. Holiday Rental Gross Earning (Approx.) 2024 - \$12,479 (\$20,175 in future bookings currently) 2023 - \$80,992 2022 - \$79,016 2021 - \$51,977 Outgoings: STA Annual Renewal Fee: \$200 Council Rates: \$2,099 (Half Yearly)