

# 453/11 Mooloolaba Esplanade, Mooloolaba, Qld 4557

**McGrath**

## Unit For Sale

Wednesday, 27 December 2023

453/11 Mooloolaba Esplanade, Mooloolaba, Qld 4557

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 44 m2**

**Type: Unit**



Brad Woodhams  
0478034494



Hamish Bolderston  
0754508000

## **Offers over \$390,000**

This perfect investment opportunity is being sold fully furnished, ready to benefit from Mooloolaba's popular holiday location. The unit is nestled in the 'Landmark Resort and Spa' positioned to enjoy the patrolled beach or the amenities the complex has to offer. Stroll along the Mooloolaba Esplanade, exploring the many boutique shops or stop and enjoy the variety of cafés and restaurants on offer. - Net return from holiday letting would be circa 5.5%- Outdoor entertaining with private covered balcony- Only a few steps from Mooloolaba beach- Perfectly located on Mooloolaba Esplanade - Fully furnished ready to move in or rent - Bright and airy living area, equipped with air conditioning - Experience a heated tropical lagoon pool, spa, sauna, gym and BBQ area- Potential for excellent returns as a short-term holiday rental- 15 minutes to Sunshine Coast Airport, Hospital and Sunshine Plaza