

**1084/80 Lower Gay Terrace, Caloundra, QLD, 4551**



**Apartment For Sale**

Wednesday, 25 September 2024

1084/80 Lower Gay Terrace, Caloundra, QLD, 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## The Wait is Over - Level 8 Aspect Caloundra

1084 Aspect Caloundra has hit the Market.

First Open Homes Saturday 28th at 11am or contact agent for private inspection.

The largest of the standard 3 bedroom apartments in the Aspect Caloundra Complex located on Level 8, Lift 2, Tower 1 - it has been on the wish list for many people over the years and is now available.

- Uninterrupted Views across to Bribie Island and the ever changing water front.
- Eastern views to Kings Beach Shipping Channel from the protected northern balcony
- Ensuite and walk-in wardrobe were modified during construction
- Main Bathroom and Middle bedroom modified at construction creating additional space for multi purposes
- Side by side car spaces with full height storage units a bonus for families.

Body Corporate Levies for 12 month period 1/10/2024 to 30/09/2025

- Admin Fee \$5432.85
- Sinking Fund \$6187.53
- Insurance Levy \$1373.90

Total for the 12 months is \$12,994.28

Aspect Caloundra was opened in 2006 and has become a much loved holiday destination for many families, resulting in many of those families now residing full time at Aspect Caloundra. 1084 has been owned by the same family since 2006 and is now being sold unfurnished giving the new owners the opportunity to set up their own home or holiday home.

Caloundra is located on the Southern end of the Sunshine Coast only an hours drive from Brisbane airport and 30 minutes from Sunshine Coast Airport. Aspect is located just off the main street and an easy walk to Bulcock Beach and Kings Beach. Talk a stroll along the boardwalk and explore the southern end of the Coast, Golden Beach to Moffat Beach, enjoy the waves, whales and watch people relaxing with family and friends.

Don't feel like walking, relax on your southern balcony and watch the activity, waves, surfing, whales, ships and people just having fun. Head down stairs for a Spa, Sauna or Steam, swim a few laps or relax in the recreation pool. Invite the friends for a game of tennis, BBQ and finish off watching the Footy Finals in the big screen theatre. Look after your health and make use of the extensive gym facilities. Aspect Caloundra really does offer the lifestyle we dream of.

Don't Delay - Contact the agent now to arrange your private inspection or try and make the open home.