

**22/38 Maloja Avenue, Caloundra, Qld 4551**



**Unit For Sale**

Saturday, 29 June 2024

22/38 Maloja Avenue, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Unit**



Lee Hughes

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## OFFERS MID \$800K

Proudly presented by Lee Hughes Freedom Property Sunshine Coast. Homeowners and investors, this stunning waterfront unit with water views in the heart of Caloundra is worth a serious look. Positioned on Maloja Ave, a quiet one-way street, this unit is on the third floor of the Watermark Resort and enjoys stunning views of Pumicestone Passage and Bribie Island from all living areas. The unit comprises two spacious bedrooms with built-in robes, one with an ensuite, and the second utilises the additional bathroom that also serves as a laundry. A large open-plan kitchen, dining, and living area is well appointed and equipped with ample furniture. Via glass sliding doors, this space leads to the outdoor undercover terrace. As a bonus, there is also a 45m<sup>2</sup> private rooftop on the title, offering the perfect place to relax, enjoy views and the sun, and entertain your guests. There is direct lift access from the underground dedicated car parking space to the unit. All furniture, fixtures, fittings, manchester, and kitchenware are included in the sale. Over their tenure, the current owners have conducted maintenance and renovation/upgrade works, namely, new kitchen benchtops and cabinetry, new carpets, new tiles in the hall and kitchen, and regROUT and reseal to both bathrooms. They have also invested in new furniture, including a sofa, dining table, coffee table, outdoor modular setting, and several other items.

Nett annual rental returns; 2022 - \$32,000 2023 - \$40,000 2024 - \$33,000 Annual Body Corp fees; Administrative Fund Contribution \$3,492.06 Sinking Fund Contribution \$3,928.57 Total contributions (both funds) \$7,420.63 Most of the Resort's units are in the holiday accommodation letting pool, with a few owners as residents. No limit exists on how long an owner can stay in their unit. A terrific onsite Management Team manages the Resort, and the property boasts the following facilities; Absolute waterfront position Centrally located 10 Minutes to walk to everything Non-Smoking Resort & apartments Free Wi-Fi internet Three outdoor pools, one heated Hot spa tub Foxtel TV Quiet, secluded location Direct elevator access Tour desk Free undercover parking

The Watermark Resort has an extremely convenient central location within easy walking distance to supermarkets, bars, restaurants and beaches. Please contact Lee via this website for additional details, including annual income, management fees, and nightly rates, which will be sent to you. Given the high occupancy rates, inspections are by appointment only; please call Lee to arrange.

- Spacious two bed two bath unit- Waterfront resort complex with pool and hot tub- Dedicated roof top terrace to the unit- Walk in Walk out all furniture etc included- Excellent holiday rental income returns- Well established and managed resort- A few short steps from Bulcock Beach and esplanade- Walk to Caloundra High Street Call Lee for all details and to inspect