

# Unit 305/45-47 The Esplanade, Maroochydore, Qld 4558



## Unit For Sale

Thursday, 14 December 2023

Unit 305/45-47 The Esplanade, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Tim Abbott  
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## **\$2,180,000 (Management Rights & Unit)**

MANAGEMENT RIGHTS & UNIT FOR SALE Walking distance to Malls, Surf Club, RSL, Restaurants/cafes surrounding Maroochydore/Cotton Tree.Great children's park across the road as well as safe swimming on the river, a short walk to surf beach.49 upmarket spacious apartments and 8 commercial sites including café and restaurant out the front of the complex.Heated outdoor swimming pool along with attached BBQ area and gym.Well above average Body Corp salary along with 23 years contract to run make this a very desirable property.Wi-Fi throughout complex run via our own provider, no 2nd or 3rd party influences or costs.8 easily managed apartments in the letting pool, with future room for expansion, if required.Pets permitted with Body Corp approval.Manger's apartment of 180sqm, 2 large bedrooms, 2 large bathrooms and very large entertainers balcony with views from the 3rd floor out to the river mouth and parklands.On site large laundry storage and cleaning facility with new equipment.Onsite separate reception area/ exclusive use, no office hour requirements.This property offers an easily run business/lifestyle for an astute business couple.Asking price: \$2,180,000(Inclusive of centrally based Managers Apartment, Location, LocationProperty Code: 10460