

32/130 Mudjimba Esplanade, Marcoola, QLD, 4564



Apartment For Sale

Tuesday, 26 November 2024

32/130 Mudjimba Esplanade, Marcoola, QLD, 4564

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Beachfront Gem with Direct Lagoon Pools Access

Discover your dream investment or holiday haven in the heart of Marcoola, just 70 meters from pristine beaches with no roads to cross. This stunning two-bedroom ground-floor apartment offers exclusive features for coastal living:

📌 **Investment Opportunity:** Perfectly suited for holiday letting or as a low-maintenance permanent residence, this highly sought after ground floor apartment is potentially one of the most popular units in the complex.

📌 **Seamless Pool and Spa Access:** Direct access from the private courtyard into the lagoon-style pools and spa.

📌 **Private Courtyard:** Perfect for alfresco dining or soaking up the Sunshine Coast weather.

📌 **Spacious Interiors:** Two well-appointed bedrooms, open-plan living areas, and a modern kitchen ensure a home away from home.

📌 **Prime Location:** Set within a sought-after Sand Dunes Resort, enjoy excellent onsite management and proximity to Marcoola's cafés, restaurants, and nature trails.

This two-bedroom ground-floor apartment is an outstanding investment property, especially given its potential for strong rental returns and the added benefit of a highly experienced onsite management team. The dedicated onsite management team handles all aspects of holiday or permanent letting, including bookings, guest communication, and maintenance.

Investment Returns

The property's prime location and features make it highly attractive to holidaymakers, with rental potential as follows:

📌 **Gross Income:** Approximately \$65,000 annually, supported by premium nightly rates during peak seasons.

📌 **Net Income:** Estimated at \$40,000 annually, after deducting cleaning & management fees, body corporate fees approx. \$8,500.

Ease of Ownership

The professional management allows you to enjoy a hands-off investment while maximizing returns. Their local market knowledge and consistent maintenance ensure the property remains competitive and well-cared-for.

This combination of features makes it an ideal choice for investors looking for a high-performing property on the Sunshine Coast.