



Unit 1609 'Horton Apartments'

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**first  
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REAL ESTATE

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Unit 1609 'Horton Apartments'

## Property Details

2



2



1



93 sqm



\$434,900

1609/1A Mungar Street, MAROOCHYDORE QLD



Best of Both Worlds  Beach & City Living

You can now have the best of both worlds with both beach side and city living.

Horton Apartments is a modern apartment block located perfectly between the new CBD development and the Sunshine Plaza Shopping centre.

Features include:

- ◆ Sixth floor - This will offer one of the best vantage points into the new CBD
- ◆ Master Bedroom with ensuite, walk-in robe and access to the balcony
- ◆ Spacious open plan living/dining/kitchen
- ◆ Modern kitchen with stone bench tops
- ◆ Generous Balcony
- ◆ Air conditioning living and master bedroom
- ◆ Fans throughout

- ◆ Resort style facilities with gym, swimming pool and beautiful gardens
- ◆ Secure undercover parking with visitor parking available
- ◆ Location, Location, Location

Plenty of parks, bike paths, restaurants and entertaining areas are being planned for the CBD, and if that's not enough, Sunshine Plaza Shopping Centre, Ocean street dining/entertainment precinct and our fantastic beaches are all within walking distance. This truly will be THE place to live.

Horton apartments also offers a great investment with choices of holiday let or permanent tenants. You need to inspect this apartment as the future potential makes this one of the best investments on the coast.



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# Property Photos Photo Gallery



INTERNAL AREA: 71.02sqm  
EXTERNAL AREA: 19.02sqm  
TOTAL AREA: 90.04sqm

The floor plan is a general guide only. It is provided for illustrative purposes only and should not be relied upon for any legal or financial purposes. It is the responsibility of the client to verify the accuracy of the plan. All dimensions are given to the face of the wall unless otherwise specified. For a complete and accurate plan please contact the Real Estate Agent.



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## Walk-through Video

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## Property Features Key features of the property

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- 2 Bedrooms
- 2 Bathrooms
- 1 Garage
- Air Conditioning
- Reverse Cycle Air Conditioning
- Gym
- In Ground Pool
- Balcony
- Broadband Internet
- Pay TV
- Built In Robes
- Dishwasher



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## Financials & Docs

Item	Approximate	
Body Corporate Rates	\$4,710	per annum
Council Rates	\$2,771	per annum
Water Rates	\$912	per annum
Income	\$450-480	per week (estimate)



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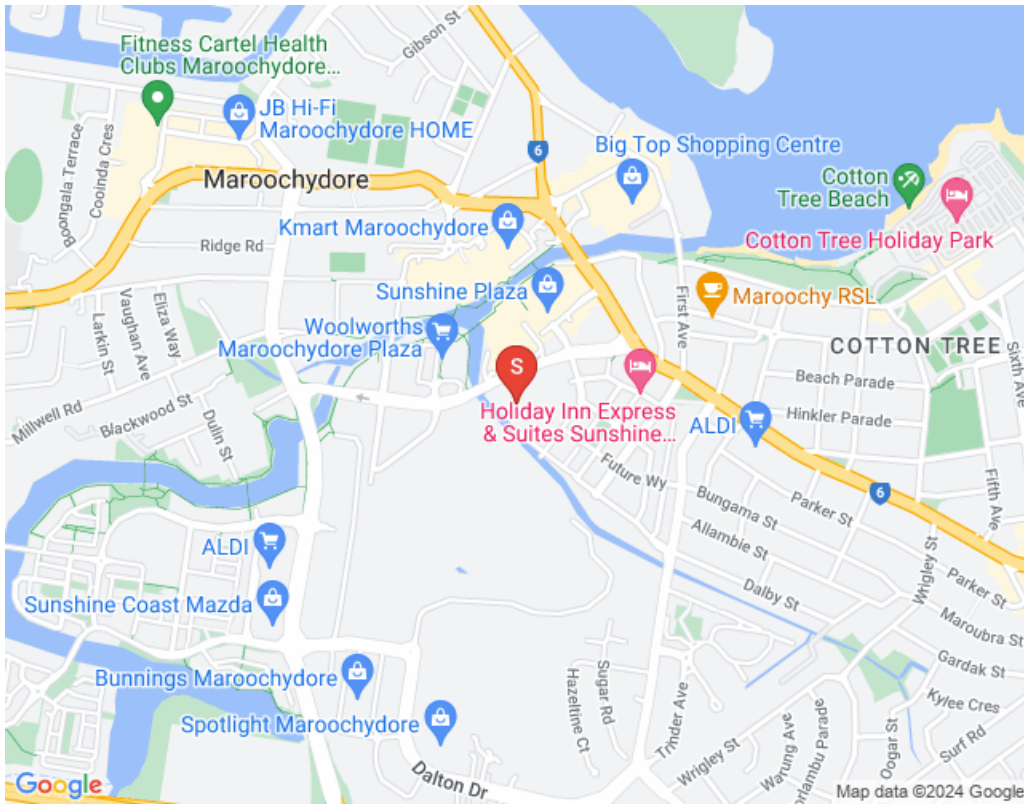
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## Google Map - Property Location Map







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## For Further Information

I am the selling agent for 1609/1A Mungar Street, MAROOCHYDORE.

If you have any queries please do not hesitate to contact me via phone or email.



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Since joining the First National Real Estate Team since 2004, Dan has built a solid reputation as an ethical and high-performing real estate professional. Over the span of 17 years he has consistently delivered a superior level of advice, expertise and dedication to his clients, resulting in a thriving business based on repeat and referral customers. Dan's hardworking and personable approach instills confidence in both buyers and sellers.

To ensure he remains at the forefront of the industry, Dan is devoted to ongoing professional development. He regularly attends training sessions covering various aspects of the real estate industry, allowing him to stay ahead of legislative changes, emerging technologies and effective marketing strategies.

By choosing Dan as your real estate agent, you benefit from his 15 years of industry experience and his unwavering commitment to achieving the best possible outcome for each client.

By choosing Dan to sell your property you are choosing 15 years industry experience and his commitment to achieving the best possible result for every client.



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# Do you need to sell to buy ?

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## Are you buying for Investment ?

### Attention Property Investors

As a landlord you want to be assured that your property is managed professionally & efficiently.

We believe that rental management is not merely "collection of rent" but doing all that we can to ensure that the property that you choose to invest your hard earned dollars in, retains & increases its value so that when you sell this property you receive the maximum amount of profit on your original investment.

### Our Service Guarantee

#### We Guarantee

1. Personalised service
2. Award Winning & Friendly Staff
3. Competitive Rates
4. Quarterly Inspections
5. Regular market rent reviews
6. Accompanied tenant inspections
7. Thorough tenant screening
8. Commitment to minimising rental arrears
9. Timely Disburseals
10. Regular & Prompt Communication

Should we fail to provide any of the above services you are at liberty to cancel your Management Agreement or we will refund the last three months management and rent collection fees from the time you notify the Principal.

Our award winning staff are committed to providing a personal & effective service aimed at maximizing your rental returns & protecting your investment.

Making the switch is easier than you might think – call us today.

[Click here for our complete Property Management proposal](#)





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## Ready to make an offer ?

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Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



