



Unit 11 'Rainbow Beach Resort'

## Property Details



Offers Over \$155,000

11/9 Rainbow Shores Drive, RAINBOW BEACH QLD



### Tranquil Rainforest Retreat in Rainbow Beach Resort

Have you ever imagined your own quiet getaway unit? Or looking to buy your entry level investment property?

This spacious one bedroom unit in the popular Rainbow Beach Resort is the property for you, nestled in tropical rainforest gardens, behind the kilometres of golden beaches.

Features include:

- Fully furnished including fridge, microwave, dishwasher and crockery
- Air conditioned
- Kitchen area with stovetop and dishwasher
- Balcony
- Low body corporate rates

You will be spoilt for choice with the extensive resort facilities on offer. Enjoy a relaxing swim in one of the 3 pools, a work-out in the gym, a game of tennis, relax in the spa or sauna, or take a 5 minute stroll to Rainbow Beach's world famous pristine beach. Finish the day with dinner and drinks at the on-site Pavilion Restaurant & Bar, which serves great value resort style

food.

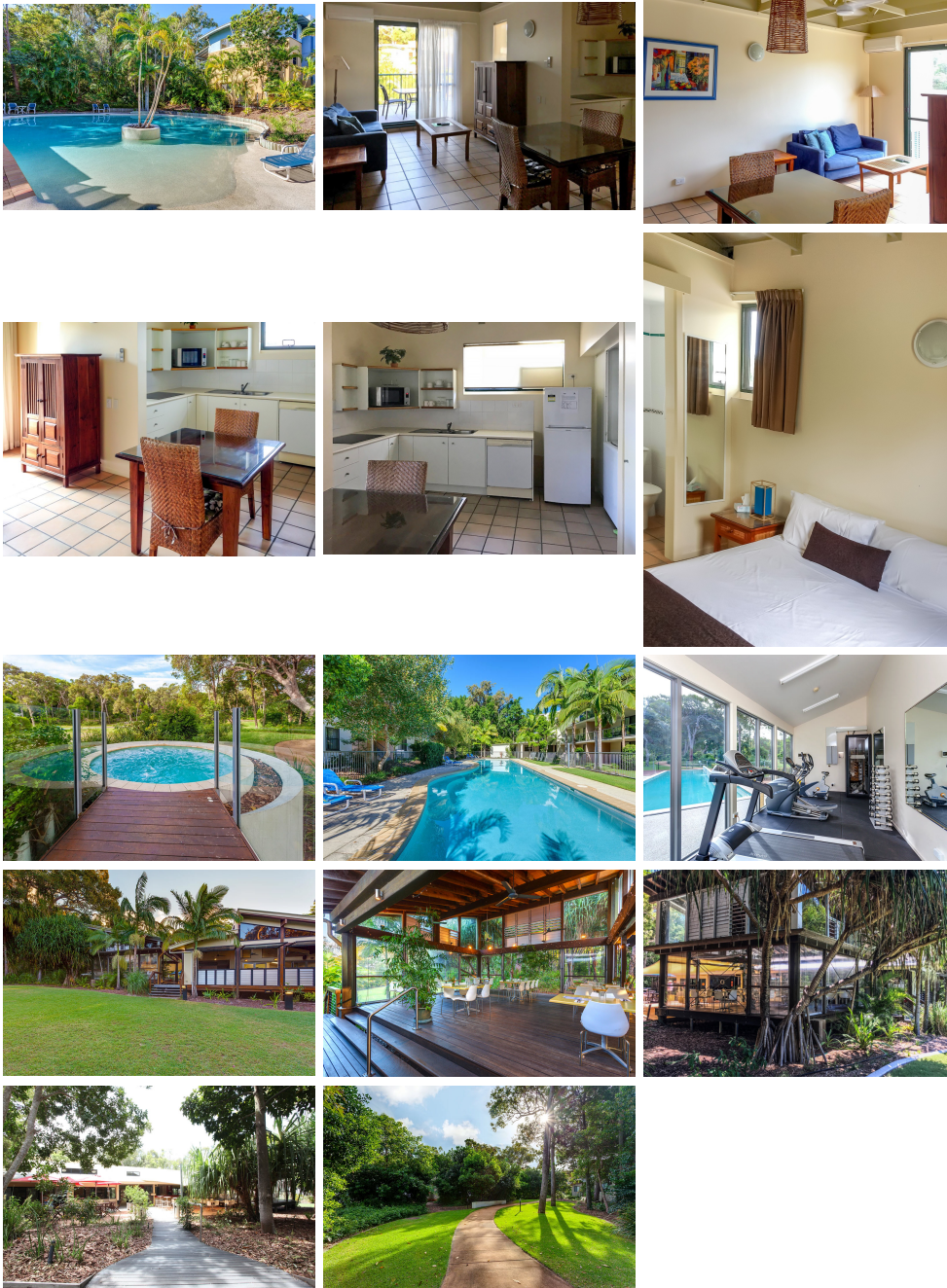
Retreat to your tranquil rainforest hideaway after enjoying the many activities the Rainbow Beach area has to offer including horse riding, dolphin kayaking, skydiving or ferrying over to the famous Fraser Island.

Don't miss out on this fantastic opportunity.



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# Property Photos Photo Gallery





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Coastal

Paul Angell

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## Property Features Key features of the property

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- 1 Bedroom
- 1 Bathroom
- 1 Garage
- Air Conditioning
- In Ground Pool
- Fully Finished



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## Financials & Docs

Item	Approximate	
Council & Water Rates	\$2,494	per annum - after discount
Body Corporate	\$3706.60	per annum - after discount
Income	TBA	

Body Corporate Rates

Council & Water Rates



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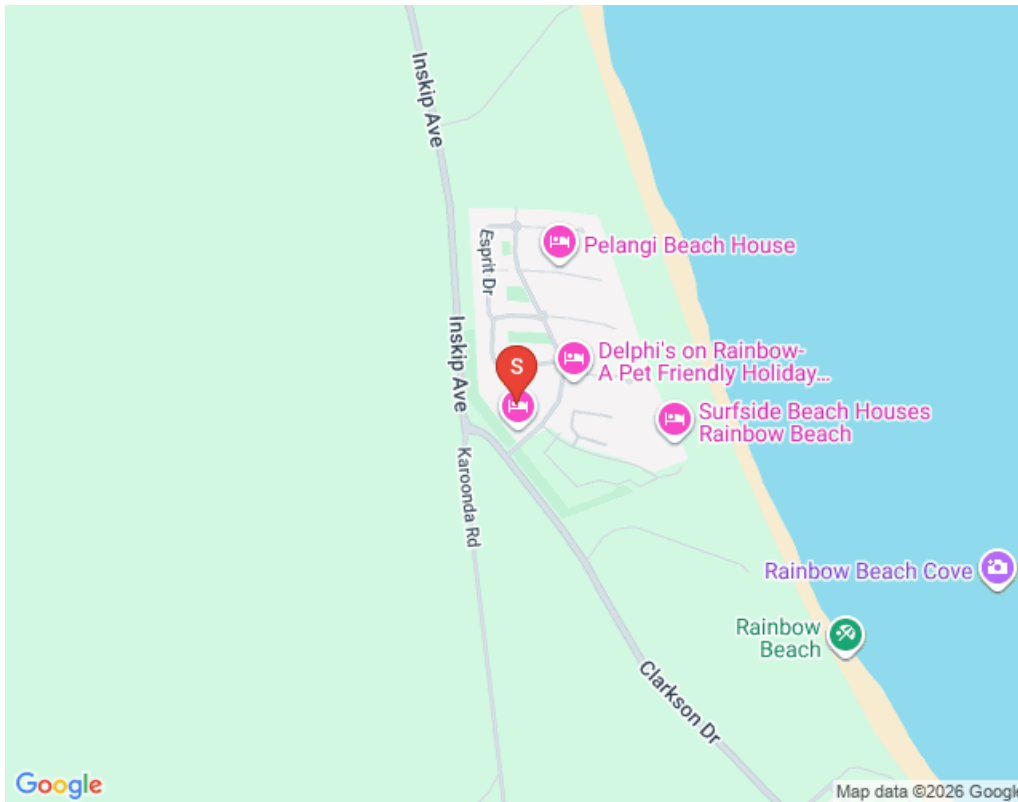
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## Google Map - Property Location Map





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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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# Do you need to sell to buy ?

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## For Further Information

I am the selling agent for 11/9 Rainbow Shores Drive, RAINBOW BEACH.

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



*Paul.*

Paul Angell

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Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.



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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](#)



