



31 Maroubra Street, Maroochydore

Table of Contents

- Property Details
- Property Photos
- Property Features
- Financials & Docs
- Google Map - Property Location
- For Further Information
- Do you need to sell to buy ?
- Are you buying for Investment ?
- Ready to make an offer ?



first
national
REAL ESTATE

Coastal

Paul Angell
0438 468 378
07 5444 0800
paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

Property Details

5



1



1



647 sqm



\$875,000

31 Maroubra Street, MAROOCHYDORE QLD



Tightly Held Location!

With only 2 owners since 1958 and being offered for the first time in 26 years, this two-storey beach house sits in an oasis of mature gardens with NE aspect capturing the sea breezes. Relax on the deck amongst the top of the palms or enjoy the peace in the spacious back garden.

Upstairs offers an air-conditioned open plan living, dining, and kitchen area, 2 bedrooms and bathroom.

Downstairs is currently configured with an air-conditioned office and 2 consulting rooms, laundry, second toilet, an outdoor shower for rinsing off after a surf, and an additional air-conditioned bedroom with French doors opening to the garden.

Features:

- ◆ Reverse cycle air-conditioning upstairs, downstairs and in the downstairs ◆ garden room◆
- ◆ Timber floors upstairs with French doors from lounge to deck
- ◆ Open plan living, dining and kitchen

- ◆ 2 bedrooms upstairs, one built in
- ◆ Good size family bathroom upstairs
- ◆ Extra toilet downstairs
- ◆ Single lockup garage plus shed
- ◆ Mature gardens with outdoor shower

This original beach home property offers several options:

1. Enjoy it as a home with a substantial home office downstairs as currently used & watch your capital value increase.
2. Renovate or rebuild on this 647m² block with potential for more than one dwelling STCA.
3. Use it as an income producing property; the upstairs home has recently been operated successfully as an Airbnb.
4. Offer it to the rental market - fully fenced garden will be attractive to couples or families with children and pets.

31 Maroubra St is a very sought-after location being the 4th house block back from Alex/Maroochy beach!

It is a 3-minute walk to a direct beach entrance and 3 minutes◆ drive to the new Maroochydore CBD and newly expanded Sunshine Plaza, plus Cotton Tree Esplanade for shopping, cafes, pool, & many more amenities.



first national
REAL ESTATE

Coastal

Paul Angell

0438 468 378

07 5444 0800

paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

Property Photos Photo Gallery





**first
national**
REAL ESTATE

Coastal

Paul Angell
0438 468 378
07 5444 0800
paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

Property Features Key features of the property

- 5 Bedrooms
- 1 Bathroom
- 2 Toilets
- 1 Garage
- Air Conditioning
- Reverse Cycle Air Conditioning
- Deck
- Shed
- Fully Fenced



31 Maroubra Street, Maroochydore

Financials & Docs

Item	Approximate	
Council Rates	\$2,744	per annum
Water Rates	\$2,071	per annum
Income	TBA	



**first
national**
REAL ESTATE

Coastal

Paul Angell

0438 468 378

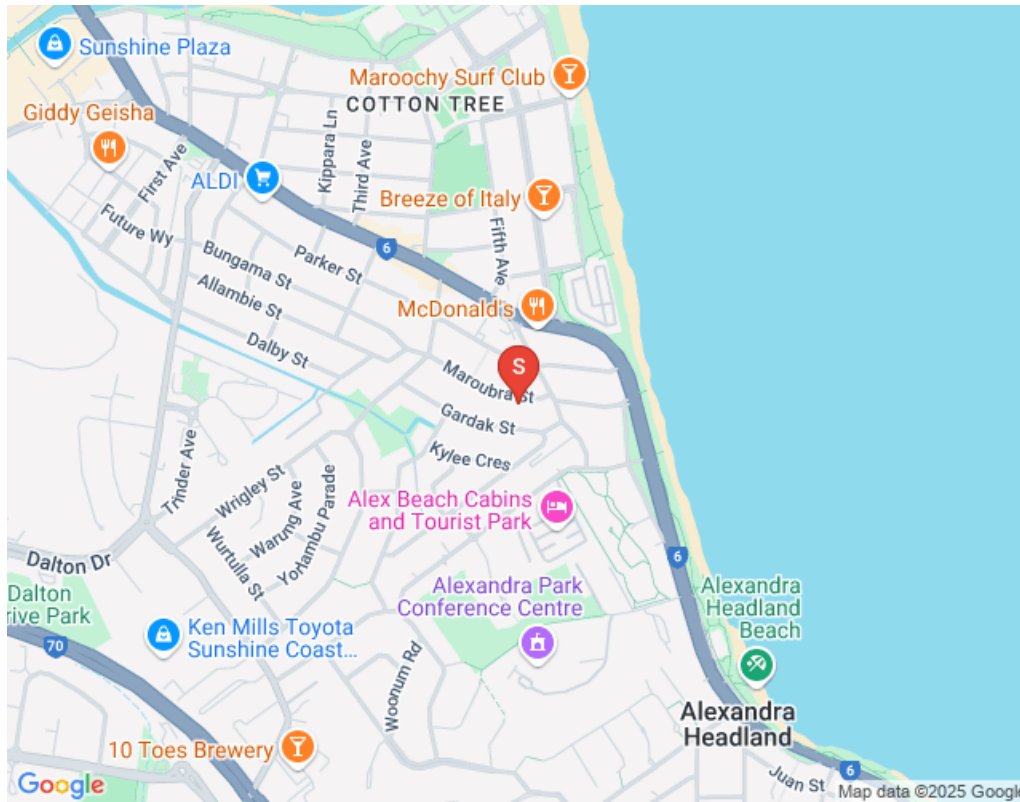
07 5444 0800

paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

Google Map - Property Location Map





31 Maroubra Street, Maroochydore

For Further Information

I am the selling agent for 31 Maroubra Street, MAROOCHYDORE.

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



Paul.

Paul Angell

M: 0438 468 378

E

: paul@fncoastal.com.au

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.



**first
national**
REAL ESTATE

Coastal

Paul Angell
0438 468 378
07 5444 0800
paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

Do you need to sell to buy ?



**first
national**
REAL ESTATE

Coastal

Paul Angell

0438 468 378

07 5444 0800

paul@fncoastal.com.au



31 Maroubra Street, Maroochydore

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](#)





31 Maroubra Street, Maroochydore

Ready to make an offer ?

Ready to make an offer ?

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

[Download an Offer Form](#)

