

# A word from the Owners of 11/39 Memorial Ave, Maroochydore



<b>Configuration</b>	2 Bed + 2 Bath + 2 Car   Complex Pool
<b>Rates</b>	\$2,544.16 per annum – approximately.
<b>Rental Appraisal</b>	\$750.00 to \$850.00 per week – approximately.
<b>Body Corporate Fees</b>	\$5,300 per annum – approximately.
<b>What first attracted you to this home?</b>	The location of the property was a major drawcard for us. It is so central to everything, offers a beautiful lifestyle, and we also loved the character the home has.
<b>What is the construction of the property and roof?</b>	<b>Property:</b> Brick Veneer <b>Roof:</b> Colourbond
<b>When was the home built and who was the builder?</b>	<b>Year Built:</b> 1995 <b>Builder:</b> Barbara and Julian Hipwell
<b>Why are you selling?</b>	As we move into the next stage of life, we are looking to downsize into an Over 50's Lifestyle Resort.

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<p><b>Inclusions to remain with the property</b></p>	<p>Some items may be able to remain with the property, subject to negotiation.</p>
<p><b>Any cooling or heating?</b></p>	<p>There are ceiling fans throughout the property. However, being so close to the ocean, you rarely need to use them, and we haven't found the need to install air-conditioning.</p>
<p><b>School catchments</b></p>	<p>Maroochydore State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12</p>
<p><b>Closest public transport</b></p>	<p><b>Bus Stop:</b> Second Avenue (at Memorial Avenue) <b>Bus Stop:</b> King St (at Cotton Tree Caravan Park)</p>
<p><b>Have you completed any renovations or additions?</b></p>	<p>During our ownership, we have completed the following renovations and upgrades:</p> <ul style="list-style-type: none"> <li>• Upgrades to the kitchen.</li> <li>• Renovations to both bathrooms.</li> <li>• Replacement of balcony decking.</li> <li>• Replacement of floor coverings and window furnishings.</li> </ul> <p>All of the above works have been completed by professional trades.</p>
<p><b>Are there any other benefits or features you love about the property?</b></p>	<ul style="list-style-type: none"> <li>• Back gate access with the surf club just straight down the road.</li> <li>• Front gate access placing you only moments from the Maroochy River.</li> <li>• Walking distance to boutique shopping, coffee shops, doctors, the post office and library.</li> <li>• Popular Sunday markets nearby creating a great local atmosphere.</li> <li>• The Boatshed on the river for dining or takeaway seafood to enjoy on the grass while watching the sunset.</li> <li>• Beautiful easterly ocean breezes, perfect for relaxing on the deck on a warm afternoon.</li> <li>• Well-maintained buildings, pool and landscaped grounds.</li> </ul>

DISCLAIMER: the information contained in this fact sheet is provided by the Seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.