



**first
national**
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

07 5444 0800

shane.pursell@fncoastal.com.au



Unit 263 Alexandra Beach Resort

Property Details



Offers Over \$350,000

263/180 Alexandra Parade, ALEXANDRA HEADLAND QLD



Affordable 2 Bedroom Apartment at Alexandra Headland

Don't miss the opportunity to buy this well-presented unit situated across the road from Alex Beach, park and surf club.

Cafes, restaurants, shops and transport all a short walk.

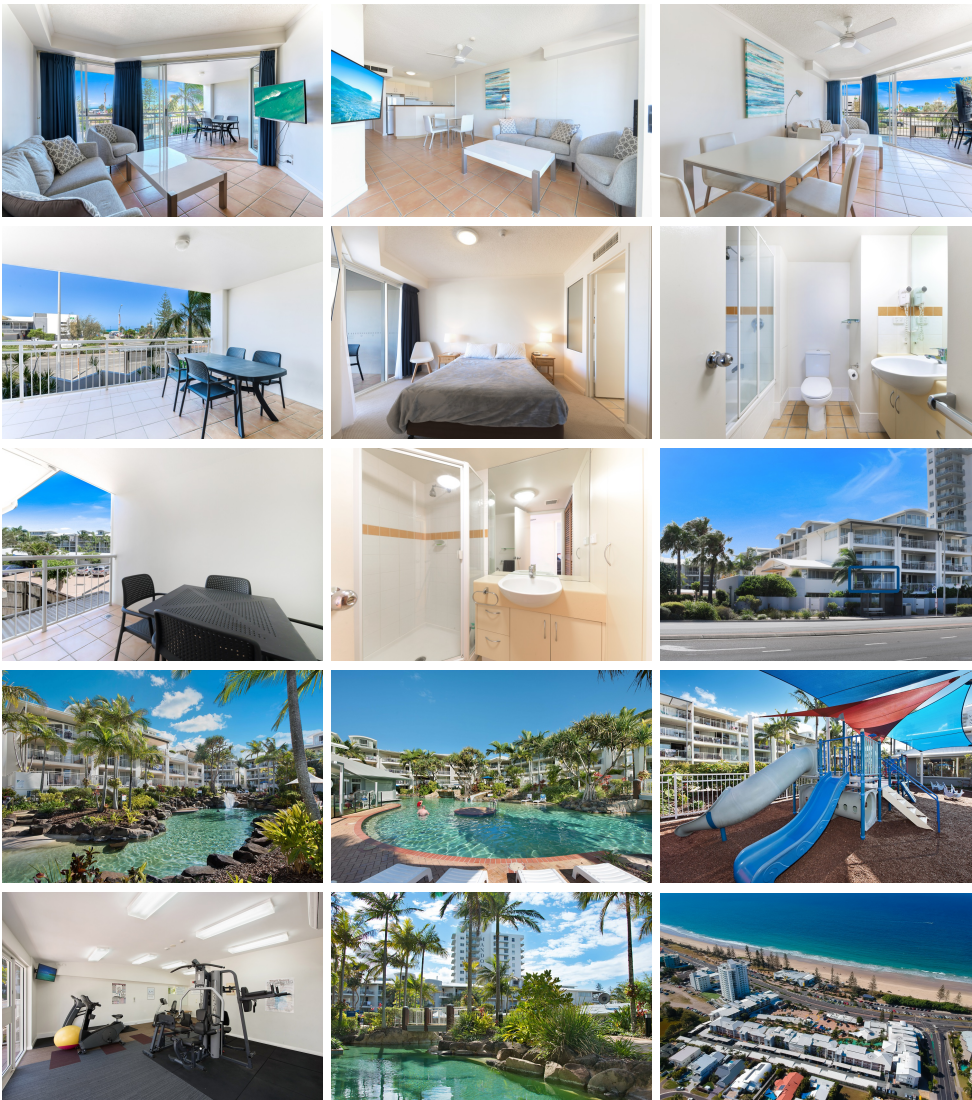
The apartment features:

- . Ocean views from living and balcony
- . Spacious balcony with good aspect
- . Good size workable kitchen
- . Tiled living area
- . Master bedroom with ensuite
- . 2nd bedroom with own private balcony
- . Main bathroom /laundry
- . Fully furnished and Air conditioned
- . Single under cover secure parking
- . Complex facilities include Lagoon Pools, heated pools, kids play ground, BBQ Area, Gym and On site Management



Unit 263 Alexandra Beach Resort

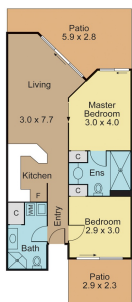
Property Photos Photo Gallery



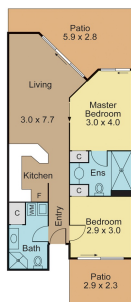
263/146 Alexandra Pde, Alexandra Headland



263/146 Alexandra Pde, Alexandra Headland



ARTIST ILLUSTRATION



ARTIST ILLUSTRATION



**first
national**
REAL ESTATE

Coastal

Shane Purssell

0402 012 142

07 5444 0800

shane.purssell@fncoastal.com.au



Unit 263 Alexandra Beach Resort

Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 1 Open Spaces



Unit 263 Alexandra Beach Resort

Financials & Docs

Item	Approximate	
Council Rates	\$2,138	per annum
Water Rates	\$1,223	per annum
Body Corporate	\$6,427	per annum
Income - permanent	\$440.00	per week

1606.71*4

[Water Rates](#)

[Council Rates](#)

[income statement](#)

[Body Corporate Disclosure Statement](#)



first national
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

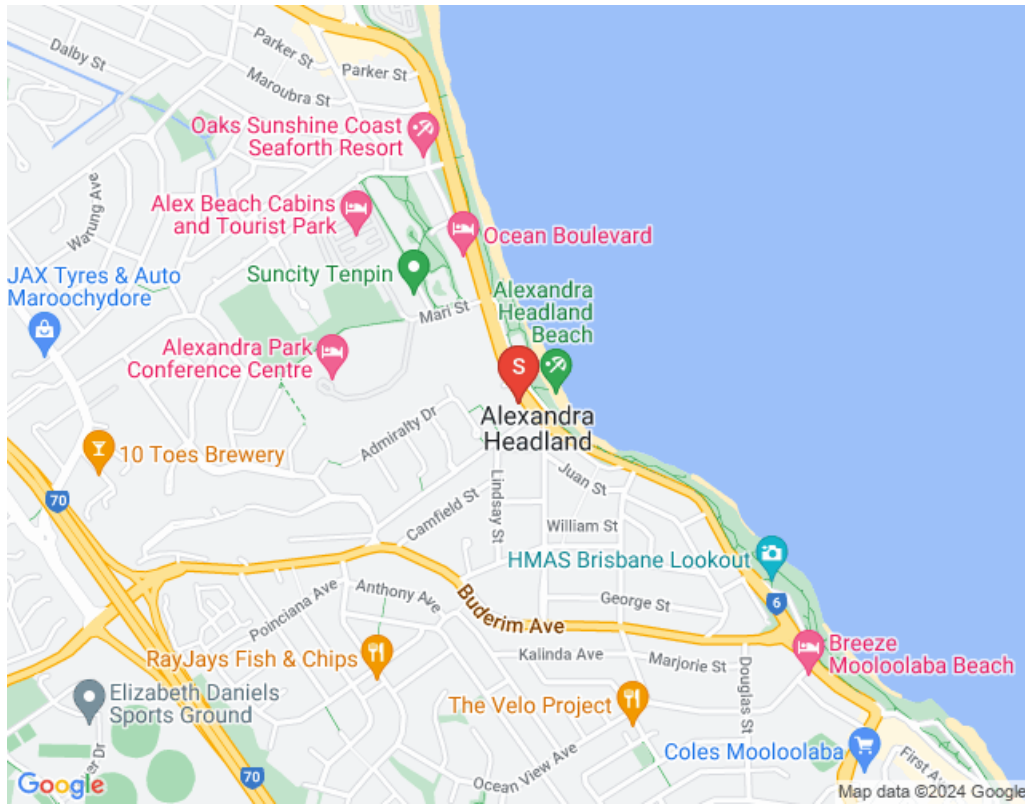
07 5444 0800

shane.pursell@fncoastal.com.au



Unit 263 Alexandra Beach Resort

Google Map - Property Location Map





Unit 263 Alexandra Beach Resort

For Further Information

I am the selling agent for 263/180 Alexandra Parade, ALEXANDRA HEADLAND.

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



Shane Purssell

M: 0402 012 142

E

: shane.purssell@fncoastal.com.au

Shane Purssell, a 2nd generation agent, has developed a strong reputation for enthusiasm, integrity and dedication. Shane started his career in year 2000 and has had a very strong bond for selling under the First National Brand for over 20 years.

Achieving numerous real estate awards throughout his career, he is an experienced and knowledgeable professional with a long record of exceptional results.

His skills in marketing, negotiation and continued focus on honesty ensure his clients return to him for their real estate needs time and again.

Shane enjoys developing relationships with the many and varied people he meets each day.

"Meeting people from all walks of life is always interesting. I especially enjoy listening to the stories and learning from the experience of my older clients."

Specialising in real estate sales of beachfront properties, Shane strives to not only meet but exceed his client's expectations through professional service and good communication.

"My Love of the Ocean and the region's natural beauty makes it easy for me to sell property on the Sunshine Coast."



**first
national**
REAL ESTATE

Coastal

Shane Purssell

0402 012 142

07 5444 0800

shane.purssell@fncoastal.com.au



Unit 263 Alexandra Beach Resort

Do you need to sell to buy ?



**first
national**
REAL ESTATE

Coastal

Shane Pursell

0402 012 142

07 5444 0800

shane.pursell@fncoastal.com.au



Unit 263 Alexandra Beach Resort

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](#)





Unit 263 Alexandra Beach Resort

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](#)



