

SOLD



104, 71 First Avenue, Mooloolaba



Where the Living is Easy...Mooloolaba at its Finest!

This first floor apartment in the near-new, architect designed Allure building just one street from Esplanade and beach, offers elegant, easy-care living of the highest calibre in this premium Mooloolaba location tucked away from the hustle, bustle, and noise of the busy beachfront strip, but just a short stroll to everything!

Across a single level the apartment comprises two bedrooms, two bathrooms, well equipped kitchen, open plan living and dining, European style compact laundry, and a 70m² wraparound covered terrace to enjoy alfresco entertaining and relaxation in comfort, privacy, and style!

The apartment presents impeccably, as good as brand new, and comes fully furnished, with \$13,000 worth of furniture only

 2  2  1  149 m²

Price	SOLD for \$815,000
Property Type	Residential
Property ID	2386
Land Area	149 m ²

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
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07 5438 3444

purchased in 2023. Features include ducted air-conditioning, ceiling fans, plush carpets in bedrooms, quality window furnishings, stone benches, stainless steel appliances, soft close cabinetry, and tasteful décor.

Designed to maximise integrated indoor/outdoor living; the lounge/dining and both bedrooms open directly out to the large terrace. The apartment is located at the rear of the building, enhancing privacy and minimising traffic noise, and overlooks the grassy expanse of the school oval and beyond.

Allure is one of Mooloolaba's most recently completed apartment buildings; and residents and guest enjoy secure basement parking with lift access, entry foyer with reception area, and stunning heated pool with poolside terrace.

From here you can walk to both Alexandra Headland and Mooloolaba patrolled beaches and surf clubs, the Esplanade with its world-class dining, cafes, and boutique shopping; and if you are feeling energetic, it's approximately 2-kilometres to the Mooloolaba Spit where you can enjoy the freshest fish and chips you'll find anyway...worth the walk, maybe call in to the Wharf Tavern on the way home for a cold drink looking across the marina.

Investor owner is seeking a result and will meet the market - this is a stress-free investment to add to any portfolio, place it in the holiday rental pool for attractive income or permanently let out OR even better, move in and live the Mooloolaba dream...

- Elegant first floor apartment in Allure
- Fully furnished - \$13K furniture package
- As new - absolutely impeccably presented
- 2 bedrooms, 2 bathrooms, open plan living
- Quality kitchen, European-style laundry
- Huge 70m2 wraparound covered terrace
- Secure basement parking & lift access

- Onsite heated pool & poolside terrace
- One street from beach & Esplanade
- Walking distance to all the local delights
- Investor owner firmly committed to selling....present all offers

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