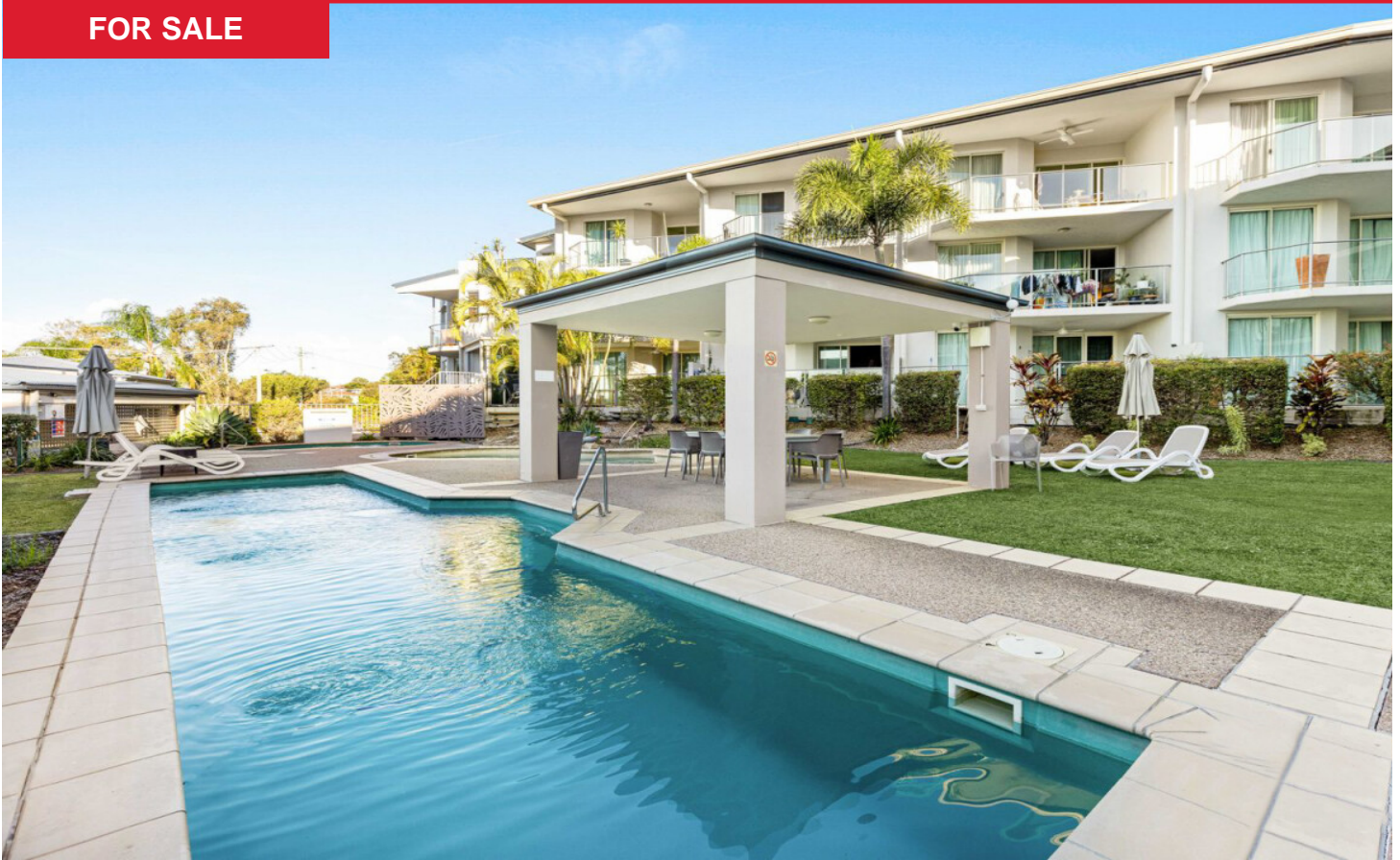


FOR SALE



4060/36 Browning Boulevard, Battery Hill

RE/MAX Property Sales presents to market this contemporary, fully furnished, dual key apartment in the lively heart of Battery Hill presents a unique investment opportunity. The property, comprising a 2-bedroom, 2-bathroom layout, caters superbly to singles, couples, and investors desiring a combination of luxury and convenience within a coastal setting.

The primary unit encapsulates coastal living charm, offering calming views from a spacious balcony overlooking a resort-style pool. Comfort is a priority, with air conditioning and ceiling fans throughout, complemented by elegant timber

2 2 1

Price: Offers Above \$500,000

View: remax.com.au/property-details/21308644

Sean Carter

M 0405 975 975

RE/MAX Property Sales, Caloundra

flooring. The main bedroom is a private haven, boasting triple built-in wardrobes and balcony access. The apartment benefits from a full-sized kitchen with stone countertops, an internal laundry, and a well-designed living space that seamlessly separates the lounge and dining areas.

Additionally, the property features a self-contained studio with an ensuite, which is currently tenanted, providing immediate rental income.

The complex's amenities enhance the living experience, including two swimming pools set in lush tropical gardens, a heated spa, a BBQ area perfect for social gatherings, a well-equipped gym, a games room for entertainment, a key card security system, and secure parking facilities.

Strategically located near Currimundi and Dicky Beach, with convenient access to major shopping centres, multiple beaches, Sunshine Coast Airport, and Brisbane, this property offers both a serene lifestyle and an attractive investment option.

- * Current Rental Income: \$1,936.38 per month
- * New Rental Appraisal: \$585 - \$625 per week
- * Rates Notice: \$1,768.15 (6m)
- * Body Corp Fees: \$6,551.94 per annum after discounts
- * Fully Furnished! Move straight in or immediate returns!

Opportunities like these won't last, so phone Sean today to schedule your inspection!

***Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or

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