

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 70m<sup>2</sup> 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 m<sup>2</sup>

**Price** SOLD for  
\$815,000

**Property Type** Residential

**Property ID** 2386

**Land Area** 149 m<sup>2</sup>

#### Agent Details

Ben Wilson - 0407 584 378

#### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
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 70m<sup>2</sup> 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

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*