



**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## Table of Contents

---

- Property Details
- Property Photos
- Property Features
- Financials & Docs
- Google Map - Property Location
- For Further Information
- Do you need to sell to buy ?
- Are you buying for Investment ?
- Ready to make an offer ?



44 Bedarra Circuit, Maroochydore

## Property Details



\$619,000 negotiable

44 Bedarra Circuit, MAROOCHYDORE QLD



### Perfect First Home or Investment Opportunity in Sunshine Cove

Designed and built by multi award winning Beach Homes, this well-designed home will suit both young executives and families looking to live the lifestyle Sunshine Cove has to offer.

As you walk through the downstairs area you will be impressed by the central kitchen and open plan living/dining area that form an ideal space for entertaining. Glass doors glide back for seamless interaction from the kitchen to the outdoor dining courtyard. A powder room also features downstairs for easy living.

Upstairs delivers the 4 spacious bedrooms or 3 bedrooms and an office, a separate lounge/media area, a main bathroom with bath, and loads of storage. The master bedroom boasts an ensuite and walk-in robe.

#### Features:

- ◆ Beautiful timber staircase
- ◆ Open plan living/dining
- ◆ 4 spacious bedrooms or 3 bedrooms + office
- ◆ Secondary upstairs living area
- ◆ Master with ensuite & walk in robe

- ◆ Main bathroom with a bath
- ◆ High quality finishes & fixtures
- ◆ White stone island bench
- ◆ Downstairs powder room
- ◆ Separate laundry
- ◆ Split system air-conditioning
- ◆ Outdoor patio area
- ◆ Double garage

Just minutes to the Sunshine Coast Plaza Shopping Centre and new Maroochy CBD, which is currently under development, a short drive to some of Australia's best beaches, and just 10 minutes to Sunshine Coast airport.

The Sunshine Coast is one of Australia's fastest growing regions, which bears well for long term property investment. This property is a must see if you are wanting to be a part of the Sunshine Cove lifestyle.



**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

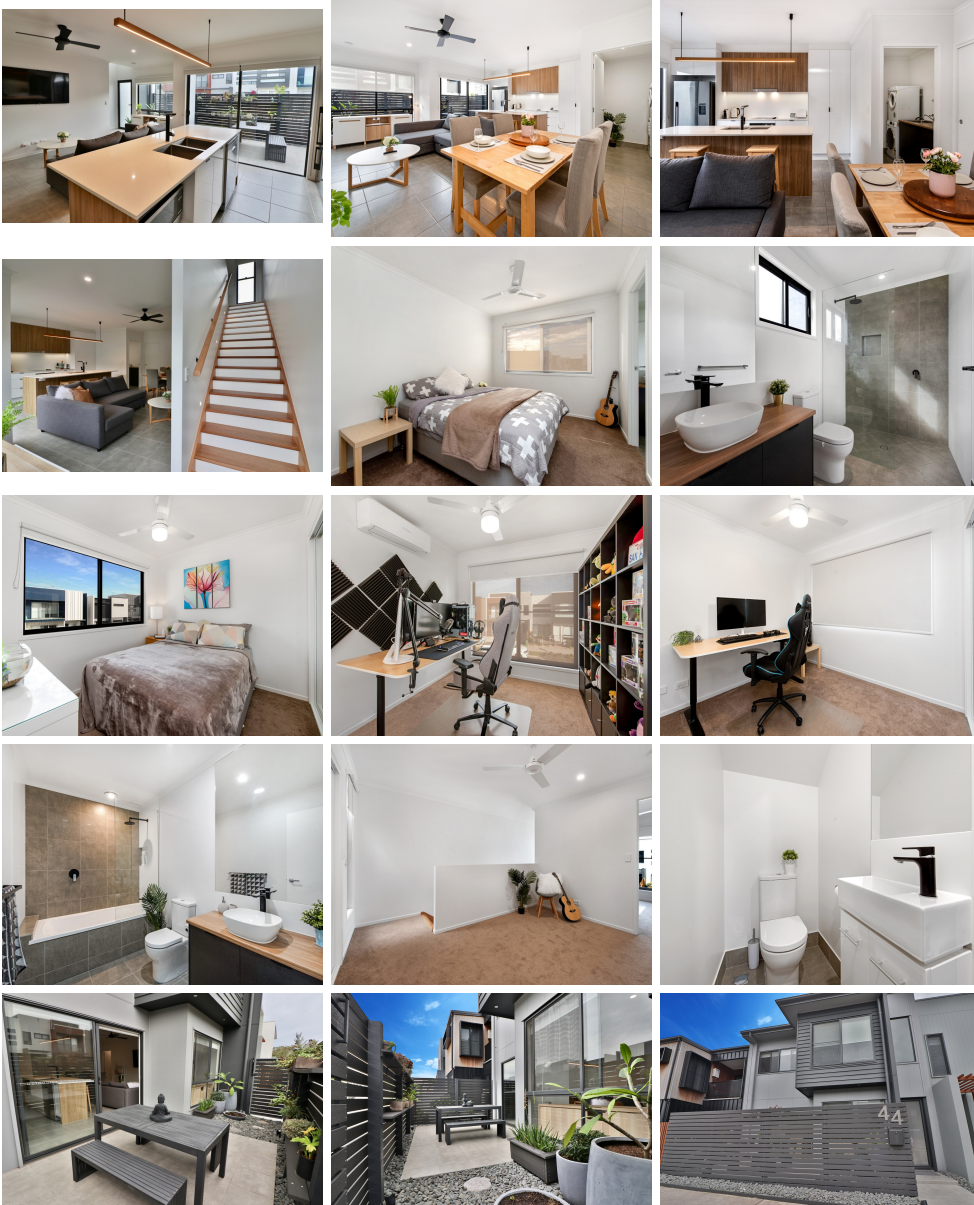
07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## Property Photos Photo Gallery







LOWER LEVEL

UPPER LEVEL

44 BEDARRA CIRCUIT MAROOCHYDORE  
 INTERNAL AREA 132 SQM  
 GARAGE AREA 40 SQM  
 EXTERNAL AREA 183 SQM  
 TOTAL AREA 255 SQM

The floor plan is provided only as a guide for illustration purposes only and should not be used for any other purpose. It is not intended to be used as a contract or any other legal document. It is not intended to be used as a contract or any other legal document. It is not intended to be used as a contract or any other legal document.



LOWER LEVEL

UPPER LEVEL

44 BEDARRA CIRCUIT MAROOCHYDORE  
 INTERNAL AREA 132 SQM  
 GARAGE AREA 40 SQM  
 EXTERNAL AREA 183 SQM  
 TOTAL AREA 255 SQM

The floor plan is provided only as a guide for illustration purposes only and should not be used for any other purpose. It is not intended to be used as a contract or any other legal document. It is not intended to be used as a contract or any other legal document. It is not intended to be used as a contract or any other legal document.



44 Bedarra Circuit, Maroochydore

## Property Features Key features of the property

---

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- 2 Garages
- 1 Ensuite
- Air Conditioning
- Split System Air Conditioning
- Study
- Remote Garage
- Courtyard
- Outdoor Entertaining
- Fully Fenced
- Broadband Internet
- Built In Robes
- Dishwasher



44 Bedarra Circuit, Maroochydore

## Financials & Docs

Item	Approximate	
Council Rates	\$1,553	per annum
Water Rates	\$1,109	per annum
Income	TBA	



**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

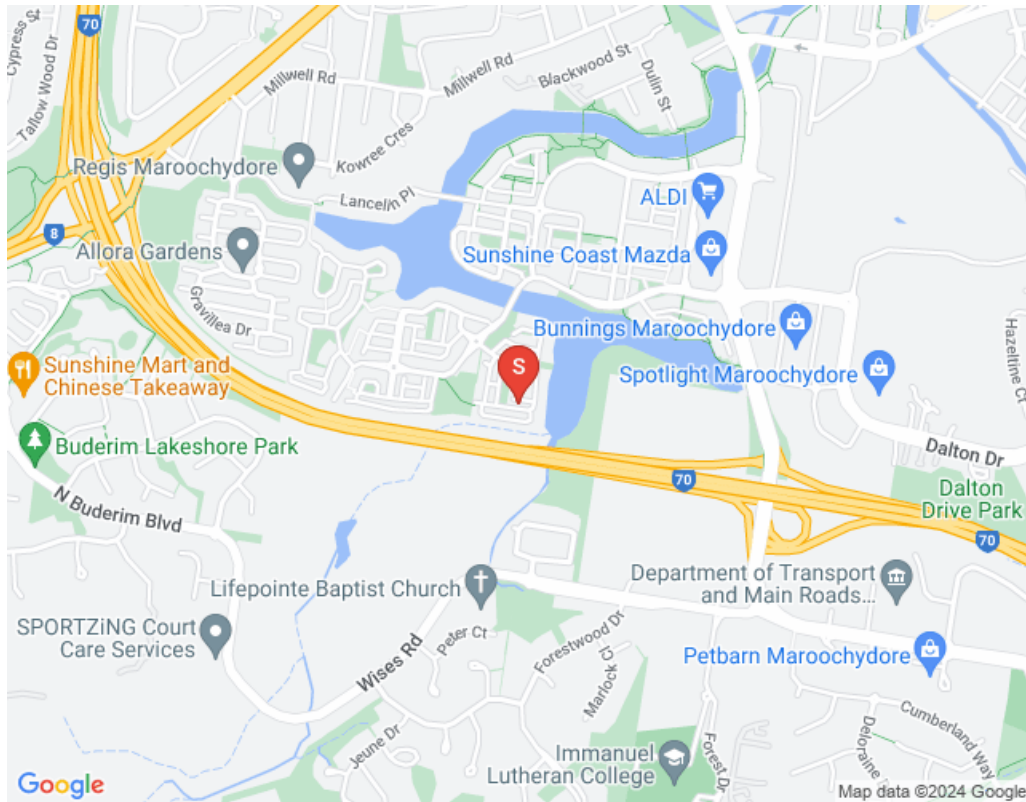
07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## Google Map - Property Location Map





**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## For Further Information

I am the selling agent for 44 Bedarra Circuit, MAROOCHYDORE.

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



*Lisa*

Lisa Angell

M: 0438 443 979

E

: [lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)

Lisa's career started in real estate in 1994 when, with her husband Paul purchased their first Real Estate Agency in Mooloolaba. After taking a break to raise their children and pursue other interests, Lisa returned to join the team in a sales capacity within their office, whilst also being a licensee.

With a naturally friendly and outgoing personality, Lisa is passionate about building strong relationships with her clients and working together to get a great result for both buyer and seller. Lisa believes client's want to work with someone who has a straight-forward, honest and knowledgeable approach with personal communication being the key to meeting a client's needs and expectations.

Lisa's communication skills, honesty and integrity shine through with service that goes well beyond the industry standard.





**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

# Do you need to sell to buy ?

---



**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## 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](#)





**first  
national**  
REAL ESTATE

Coastal

Lisa Angell

0438 443 979

07 5444 0800

[lisa@fncoastal.com.au](mailto:lisa@fncoastal.com.au)



44 Bedarra Circuit, Maroochydore

## 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](#)



