



**first  
national**  
REAL ESTATE

Coastal

Dan Bradley

0401 253 310

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46/11 Innovation Parkway

## Property Details



Offers over \$299,000

46/11 Innovation Parkway, Birtinya QLD

Owner wants it Sold!!

This 3rd floor open plan 1 bedroom apartment is in the popular Regatta Waterfront resort style complex overlooking Lake Kawana.

The large living area opens onto a private balcony, big enough for your BBQ and outdoor furniture. Stylish kitchen with pantry and plenty of cupboards.

Features:

- Large private tiled balcony overlooking Lake Kawana
- Open plan living with views of lake from kitchen & living areas
- Dishwasher & Clothes Dryer
- Ducted reverse cycle air-con plus ceiling fans
- Separate Lock Up Garage with remote control access
- Tropical landscaped gardens
- 20m heated lap pool (salt)
- Large spa
- BBQ area
- Secure Complex with On Site Manager

Only minutes to schools, shops, surround walkway, bikeways, park & bbq facilities and the pristine beaches of Currimundi & Kawana. Medical Centre & Pharmacy next door, Home Centre & 24 hr gyms across the road, bus at the gate and a choice of 6 cafes within 300m for your morning coffee!

UNDER CONTRACT - Subject to Conditions.



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## Property Photos Photo Gallery

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## Property Features Key features of the property

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- 1 Bedroom
- 1 Bathroom
- 1 Garage
- Intercom
- In Ground Pool
- Dishwasher
- Close to transport/shops/school/park



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## Financials & Docs

Item	Approximate	
Council Rates	\$1,300	per annum
Water Rates	\$1,100	per annum
Body Corporate	\$4,340	per annum
Income	\$365	per week



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## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 46/11 Innovation Parkway, Birtinya.

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



Dan Bradley

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Since joining the First National Real Estate Team since 2004, Dan has built a solid reputation as an ethical and high-performing real estate professional. Over the span of 17 years he has consistently delivered a superior level of advice, expertise and dedication to his clients, resulting in a thriving business based on repeat and referral customers. Dan's hardworking and personable approach instills confidence in both buyers and sellers.

To ensure he remains at the forefront of the industry, Dan is devoted to ongoing professional development. He regularly attends training sessions covering various aspects of the real estate industry, allowing him to stay ahead of legislative changes, emerging technologies and effective marketing strategies.

By choosing Dan as your real estate agent, you benefit from his 15 years of industry experience and his unwavering commitment to achieving the best possible outcome for each client.

By choosing Dan to sell your property you are choosing 15 years industry experience and his commitment to achieving the best possible result for every client.



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## 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 Disbursals
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](#)





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# Do you need to sell to buy ?

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## Ready to make an offer ?

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Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



