



**first
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REAL ESTATE

Coastal

Shane Pursell

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Unit 15 'Grand Palais Boolarong Resort' 188 Alexandra Pde, Alexandra Headland

Property Details



\$529,000

15/188 Alexandra Parade, Alexandra Headland QLD



Don't miss out on this opportunity to buy well presented apartment situated only steps away from Alexandra Headland Beach. This spacious holiday apartment in the popular Grand Palais Resort features:

- 3 good size bedrooms
- Master bedroom with ensuite, spa bath and access to balcony and ocean view
- 2nd bedroom also features ocean views
- Spacious lounge / dining area
- Great size balcony with ocean views
- Fully equipped kitchen with granite bench tops
- Full bathroom with separate laundry
- Fully furnished and Airconditioned
- Excellent Complex facilities including Pool, BBQ Area, Full Security, Friendly On-site Management
- Single basement car spot

Call Shane Pursell today to inspect on 0402 012 142
15/188 Alexandra Parade, Alexandra Headland QLD



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Property Photos Photo Gallery





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Property Features Key features of the property

- 3 Bedrooms
- 2 Bathrooms
- Air Conditioning
- Balcony
- 1 Open Spaces
- Close to transport/shops/park/beach



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Financials & Docs

Item	Approximate	
Council Rates	\$2,850	per annum
Water Rates	\$1,250	per annum
Body Corporate	\$2,300	per quarter
Income	\$15,731	per annum Nett from on-site manager

[Council Rates](#)

[Water & Sewerage Rates](#)

[Body Corporate Notice of Contributions](#)

[Income Statement from Onsite Management](#)

[Rental Appraisal for Permanent Tenant](#)



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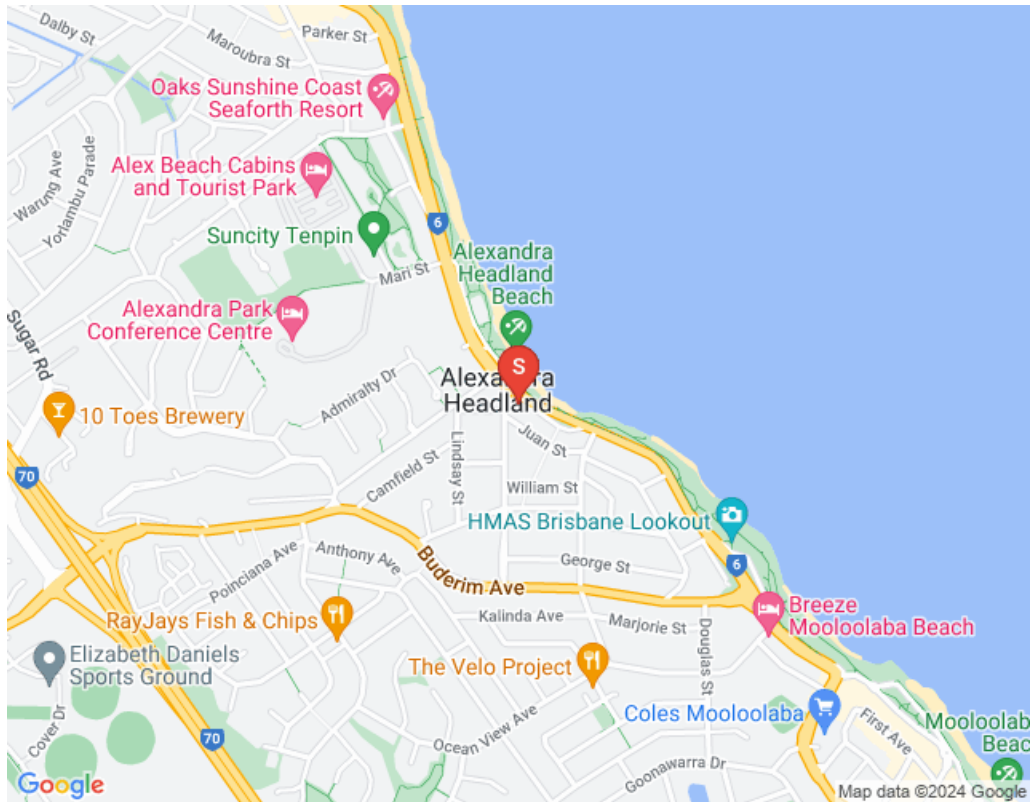
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Unit 15 'Grand Palais Boolarong Resort' 188 Alexandra Pde, Alexandra Headland

Google Map - Property Location Map





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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 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](#)





Unit 15 'Grand Palais Boolarong Resort' 188 Alexandra Pde, Alexandra Headland

Do you need to sell to buy ?



Unit 15 'Grand Palais Boolarong Resort' 188 Alexandra Pde, Alexandra Headland

For Further Information

I am the selling agent for 15/188 Alexandra Parade, Alexandra Headland.
If you have any queries please do not hesitate to contact me via phone or email.



Shane Purssell

M: 0402 012 142

E
: shane.purssell@fncoastal.com.au

Shane Purssell, a 2nd generation agent, has developed a strong reputation for enthusiasm, integrity and dedication. Shane started his career in year 2000 and has had a very strong bond for selling under the First National Brand for over 20 years.

Achieving numerous real estate awards throughout his career, he is an experienced and knowledgeable professional with a long record of exceptional results.

His skills in marketing, negotiation and continued focus on honesty ensure his clients return to him for their real estate needs time and again.

Shane enjoys developing relationships with the many and varied people he meets each day.

"Meeting people from all walks of life is always interesting. I especially enjoy listening to the stories and learning from the experience of my older clients."

Specialising in real estate sales of beachfront properties, Shane strives to not only meet but exceed his client's expectations through professional service and good communication.

"My Love of the Ocean and the region's natural beauty makes it easy for me to sell property on the Sunshine Coast."



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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](#)

