



**first
national**
REAL ESTATE

Coastal

Dan Hawes

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Unit 79 Emerald Springs

Property Details

3



2



2



18 sqm



Offers Over \$465,000

79/1 Poinsettia Court, MOOLOOLABA QLD



Immaculate Pet Friendly Townhouse

Situated in the tightly held exclusive complex of Emerald Springs, this immaculate townhouse offers peace, privacy and tranquility. Conveniently located just a 7-minute walk to Alex Beach, close to transport & shops and just a stone's throw from the iconic Mooloolaba Esplanade's restaurants, bars and boutique shopping.

Features at a glance:

3 large Bedrooms + Study (master is huge with ensuite & Juliet balcony)

Stunning deck running the full width of the property plus a covered private rear courtyard

Spacious living, dining & lounge room

Brand new induction cooktop, oven, microwave, dishwasher, hard wired smoke detectors, downlights, sensor lights and fans

Ducted Air Con & fans in bedrooms, split system in living area & downlights throughout

Remote double garage with shelving & workbench

Large lagoon style swimming pool & full-size tennis court in complex

This is the perfect property for the buyer looking for the space of a house without the maintenance. This is secure, safe living

close to everything.

First home buyers, downsizers & investors alike call Dan now to book an inspection before it too late!

UNDER CONTRACT - Subject to Conditions.



Unit 79 Emerald Springs

Property Photos Photo Gallery





781 PONSETTA CT MOOLOOLABA

INTERNAL AREA - 122.031
 GARAGE AREA - 34.529
 EXTERNAL AREA - 182.024
 TOTAL AREA - 340.584

This floor plan is a representation only. It is not intended to be used as a contract. The actual layout may vary from the floor plan shown. All dimensions are approximate and may vary without notice.



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Property Features Key features of the property

- 3 Bedrooms
- 2 Bathrooms
- 2 Garages
- Study
- In Ground Pool
- Tennis Court
- Dishwasher



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Financials & Docs

Item	Approximate	
Council Rates	\$1,783	per annum
Water Rates	\$871	per annum
Body Corporate	\$4,921	per annum
Income	TBA	



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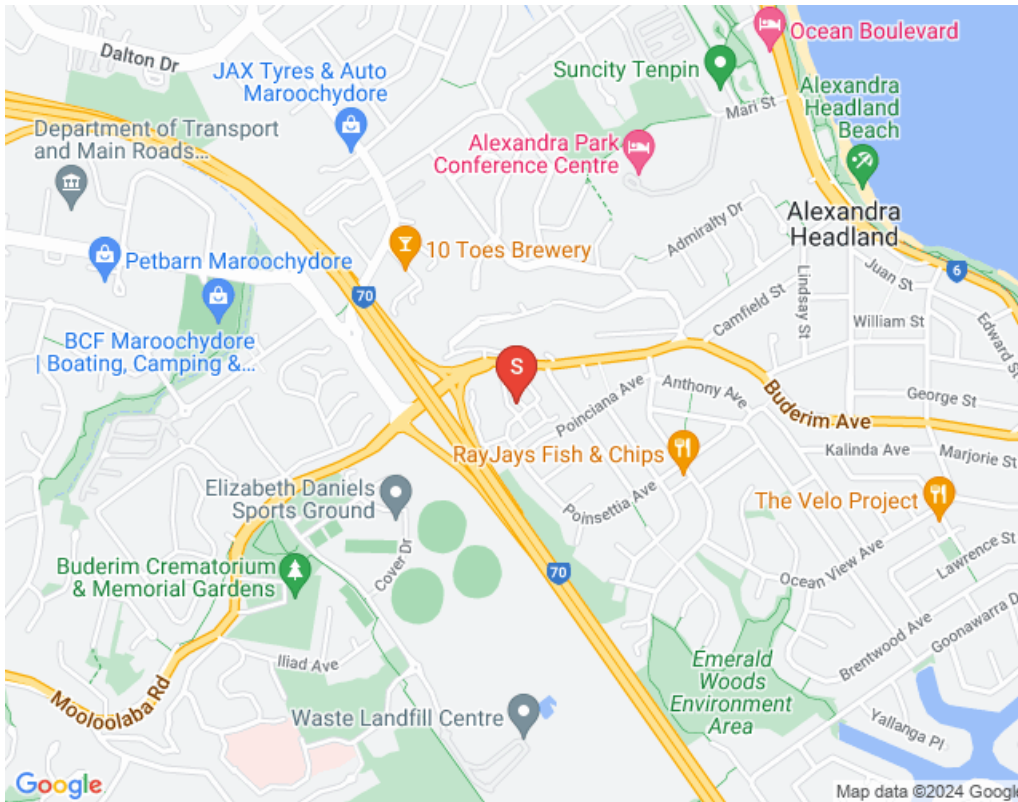
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Google Map - Property Location Map





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For Further Information

I am the selling agent for 79/1 Poinsettia Court, MOOLOOLABA.

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



Dan

Dan Hawes

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E

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Born and raised on the beautiful Sunshine Coast Dan Hawes's outgoing spirit took him on a 12 year overseas adventure incorporating over 40 countries, backpacking Asia, camper vaning Europe, riding his motorbike through Latin America, foster parenting special needs children in the US and even living in Inuit communities in the high Arctic of Canada.

Living, working, travelling and experiencing different cultures and ways of life have given him a true understanding of people as well as life around the world.

He and his wife Claudia returned home to the Sunshine Coast 6 years ago and he has been selling real estate ever since. When asked what brought him back to the Sunshine Coast, he said "In all of my travels I have been privileged to see many walks of life. Although there are many beautiful places on earth, the Sunshine Coast is definitely one of them! I have always loved the Coast, I can't think of a better place on Earth to raise a family, we are truly lucky to call this amazing place home!" Dan has a four year old Son, Shayden, and a 2 year old Daughter, Kiyana, who he utterly adores.

When asked why he chose a career in real estate his response was simple "I love interacting with people, negotiating and getting the best outcome for my vendors time and time again. I believe honesty and a true desire to help people is the secret to success".

With real estate in his blood and passion in his eye, Dan has the attention to detail and proven successes that will get you top dollar for your property!

Backed by First National Real Estate Coastal, Dan is committed to providing you with the highest level of service to ensure you are happy in every way!



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Do you need to sell to buy ?



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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 79 Emerald Springs

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](#)



