

SOLD



### Impressive Ocean View Position !

- \* Uninterrupted ocean views
- \* Fully air-conditioned
- \* Walk down to the beach
- \* Fully furnished

"Kamboola" is a small complex of 8 units which share an elevated, absolute beachfront position off Kennedy Esplanade at beautiful South Mission Beach. We have the pleasure of managing the Body Corporate affairs of this complex and it comes with the stamp of approval for position!

The 4 units at the front enjoy an uninterrupted view of the ocean and islands and unit 8 is on the top floor, southern side.

It's being sold "walk in walk out" and is fully furnished. (Please note some furnishings have changed since the photos and are not being advertised as the property is currently rented). The apartment is fully tiled in the living areas with soft carpets in the bedrooms. Fully air-conditioned with split systems and ceiling fans throughout. Main bathroom with separate toilet and laundry.

Best of all you have your own ocean facing patio with glass fencing not to restrict those wonderful views! There's a complex pool to enjoy with more views and your own gate with direct beach access.

Lease in place until December 2023 @ \$275/pw. Body corporate fees at time of listing approx. \$6000/pa including building insurance.

Marketed exclusively by Tania @ Tropical Property - Inspections welcome by appointment.

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**Price** SOLD for \$305,000  
**Property Type** Residential  
**Property ID** 2624  
**Floor Area** 81 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
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