Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

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 ?

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Property Details

4	2	2	376 sqm

$459,000

69 Wilderness Circuit, Little Mountain QLD

Easy On The Eye!

If you are looking for an easy care, near new modern home to call your own this property is ready for you to say - Yes Please!

The open plan kitchen with stone tops offers plenty of storage. The kitchen overlooks the large air-conditioned, fully tiled living and dining area which flows out to the outdoor patio area.

Contemporary 4 bedroom home
Open plan living with covered outdoor patio
Main bedroom inc walk-in wardrobe and ensuite
Other 3 bedrooms inc built-in wardrobes and ceiling fans
Double lock-up garage with internal access
Security screens.
Close to parks and walkways
Fenced yard for security and privacy
Investment opportunity - Rental Estimate $470 - $490/w

A great location being close to local shopping centres and schools. Also handy to the new Kawana Health Precinct, Caloundra's beautiful beaches and quick access to the Bruce Highway for commuters.

For further information or to arrange an inspection please call us today.

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Property Photos Photo Gallery

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Property Features Key features of the property

- 4 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Garages
- 1 Ensuite
- 1 Living Area
- Outdoor Entertaining
- Fully Fenced
- Built In Robes
- Insect Screen
- TV Antenna
- Close to shops/school/park

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Financials & Docs

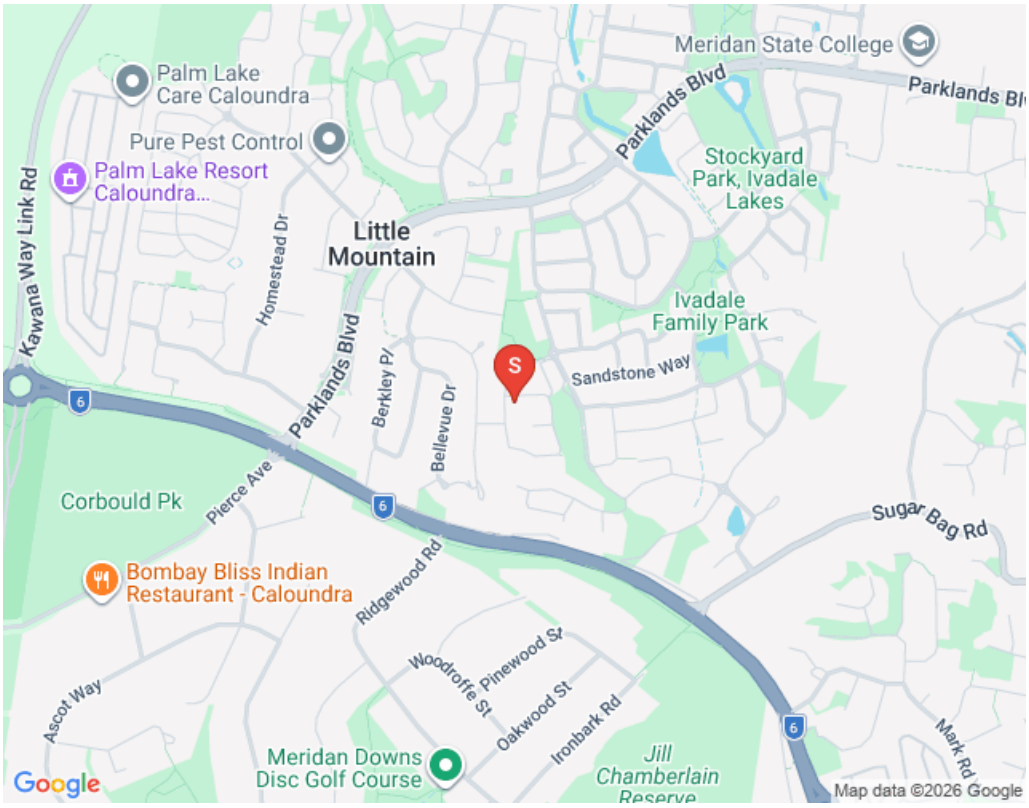
Item	Approximate	
Council Rates	$2,040	per annum
Water Rates	$1,804	per annum
Income	$470	per week

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Google Map - Property Location Map



Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



For Further Information

I am the selling agent for 69 Wilderness Circuit, Little Mountain.

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



Paul Angell

M: 0438 468 378

E
: paul@realestatecoastal.com.au

Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

Do you need to sell to buy ?

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

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

Paul Angell
0438 468 378
07 5444 0800
paul@realestatecoastal.com.au



69 Wilderness Cct, Little Mountain

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