



first  
national  
REAL ESTATE

Coastal

Dan Hawes

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U3 'L'eaux De Vie' Moffat Beach

## Property Details

3



2



2



257 sqm



\$1,410,000 negotiable

3/25 Moffat Street, MOFFAT BEACH QLD



### Penthouse of Perfection!!!

Situated in the prestigious suburb of Moffat Beach, known for its desirable location, relaxed healthy lifestyle and exceptional homes, stands the highly sort after complex of **◆L'EAUX DE VIE◆**. Just metres from the surf this **◆Entire Floor Penthouse◆** takes premium beachside living to another level...with lashings of luxury and splashes of opulence it truly raises the bar.

An inspired design with only 2 other apartments within the complex, really sets it apart from anything else. It is aesthetically striking and has been architecturally designed to embrace the very essence of Sunshine Coast living, capturing breezes from any direction, sunlight and stunning views! Seamlessly melded with elegant sophisticated design features to create an outstanding residence finished to the highest of standards.

#### ATTRIBUTES WE LOVE:

- ◆ Entire Top Floor Penthouse
- ◆ Private Rooftop entertaining area with a utility room/kitchenette
- ◆ 3 Balconies! One is a Huge North facing balcony off the dining and lounge room with breathtaking views of Moffat Beach and north to Mooloolaba. Another adjoins the second bedroom and the family room boasting spectacular hinterland views, while the third comes off the large separate laundry giving you a great outdoor drying area.

- ◆ 3 oversized bedrooms all with built in wardrobes (master with ensuite, blackout blinds & walk through wardrobe)
- ◆ 2 stunning bathrooms both with marble vanities and Spanish wall tiles, (ensuite has double sinks and a huge walk in shower with ocean view)
- ◆ Open plan design throughout
- ◆ State of the art chef's gourmet kitchen with European appliances, 2 Pac finish on cabinets, marble benchtops, cook-top with integrated sensor touch controls, built-in filtered water dispenser, full extension draws and a serving window to the family room gives you ample storage and functionality.
- ◆ Intercom system with direct lift access to your own private lobby
- ◆ High ceilings and doors adding to an overall light, spacious & airy feel
- ◆ Ducted reverse cycle air conditioning with zone control and LED downlights throughout
- ◆ Floating wood veneer flooring in all living areas with commercial grade underlay
- ◆ 2 secure car spaces with lockable storage
- ◆ Heaps of storage in loft
- ◆ Just meters to trendy cafés, coffee shops, restaurants, parks, BBQs and even a micro-brewery
- ◆ The grounds are fully fenced, extremely well maintained and secure. The entry way has a stunning water feature which gives you an instant calming sensation upon arrival plus an outdoor shower to wash yourself off after relaxing on the beach.

With commanding street appeal, this luxurious penthouse ticks all the boxes!



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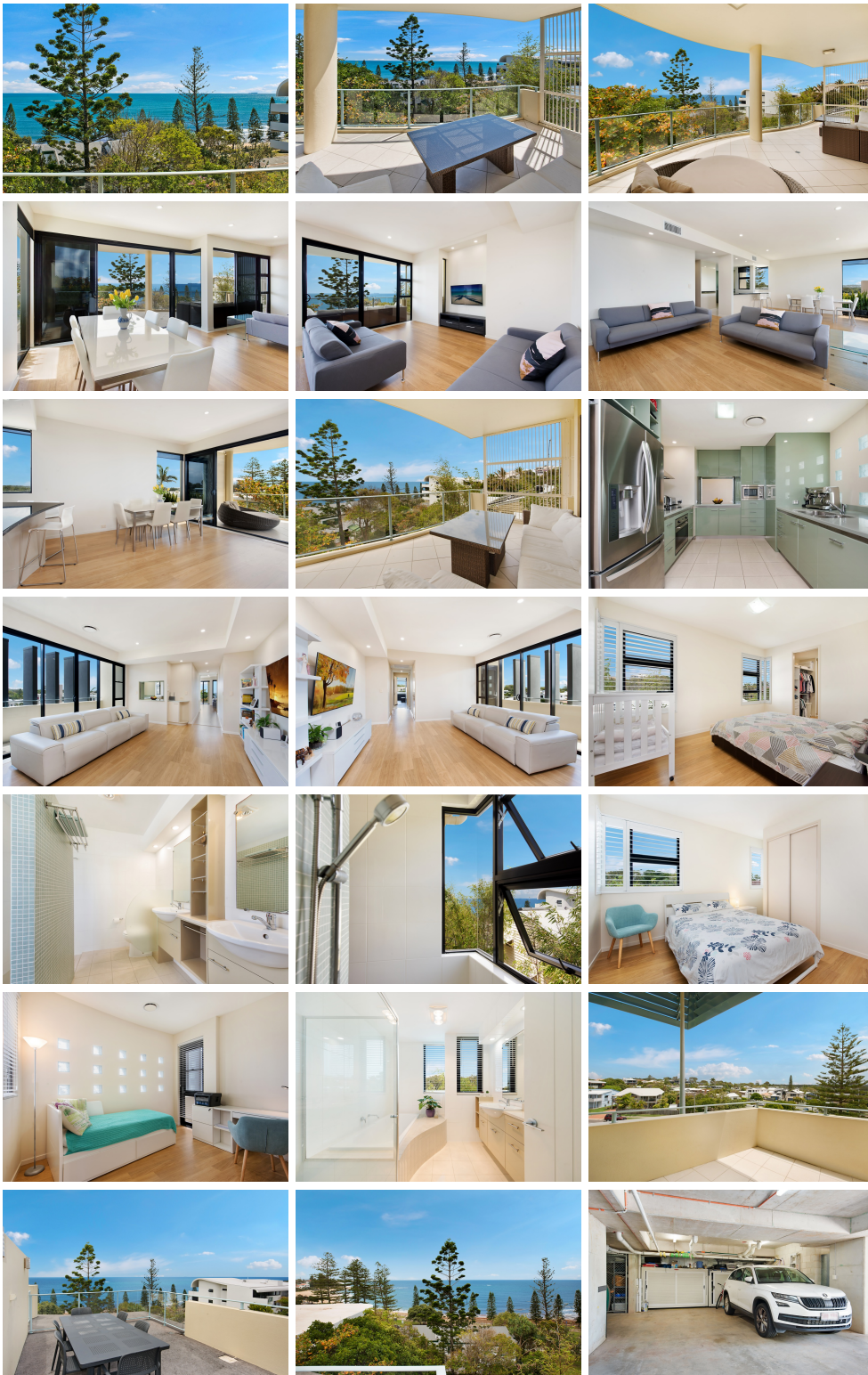
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# Property Photos Photo Gallery





**325 MOFFAT ST**      **MOFFAT BEACH**      INTERNAL AREA: 165 SQM  
 STORAGE/PARKING AREA: 15 SQM  
 EXTERNAL AREA: 15 SQM  
 TOTAL AREA: 235 SQM

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## Property Features Key features of the property

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- 3 Bedrooms
- 2 Bathrooms
- 2 Garages
- 1 Ensuite
- Air Conditioning
- Reverse Cycle Air Conditioning
- Intercom
- Balcony



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## Financials & Docs

Item	Approximate	
Council Rates	\$2,483	per annum
Water Rates	\$1,015	per annum
Body Corporate	\$11,845	per annum
Income	TBA	



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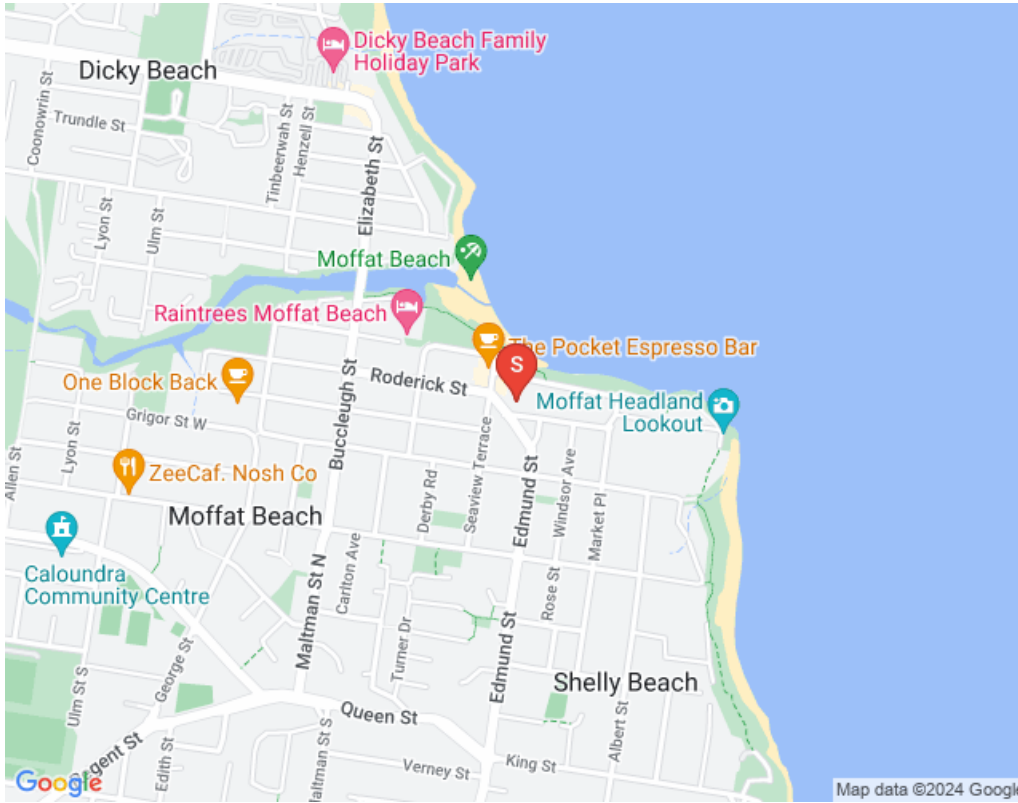
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U3 'L'eau De Vie' Moffat Beach

## Google Map - Property Location Map





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## For Further Information

I am the selling agent for 3/25 Moffat Street, MOFFAT BEACH.

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



*Dan*

Dan Hawes

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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](#)





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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](#)



