



## SIROCCO MOOLOOLABA... AWARD-WINNING DEVELOPMENT

### 53 Mooloolaba Esplanade, Mooloolaba



Strategic long-term investment on Mooloolaba's prized Esplanade!

# Continued share-market volatility is driving investors back into prime beach precincts, like Mooloolaba & Noosa.

# Mooloolaba oceanfront 120m2 units are almost 3 times cheaper than similar sized units, when compared to Noosa's, Hasting Street, expensive beachfront units.

# Limited residential development sites in Mooloolaba's (Town Centre Core) beach precinct, adds long-term intrinsic value for many (supply & demand).

Features include the use of granite benchtops in the designer kitchen with european appliances, the living and bathrooms have marble tile floors and marble tiles on the walls in the bathrooms with a spa in master bedroom ensuite, large front balcony, ducted air-conditioning & sold fully-furnished.



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