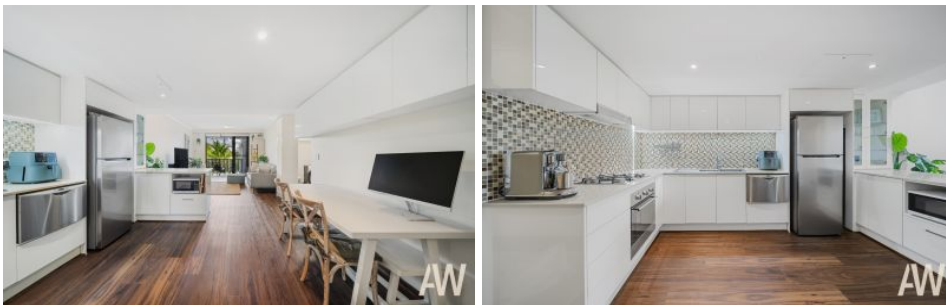


# AMBER WERCHON

PROPERTY · PEOPLE



## 4/25 Seaside Boulevard Marcoola QLD

2 3 2

Amber Werchon Property presents to the market, 4/25 Seaside Boulevard, Marcoola: this exceptional investment opportunity in the sought-after beachside community of Seaside, comprising a ground floor property split into three separate tenancies, two residential and one commercial, all tenanted with attractive returns.

4/25 comprises an air-conditioned one-bedroom apartment with a fully tiled ensuite, separate powder room/laundry combo, full sized kitchen with stone benches and stainless steel appliances including gas cooktop, living room flowing to large covered balcony showcasing delightful lake views, and separate secure parking for one vehicle, plus storage unit. This is rented at \$470 per week with lease expiring on 10th December 2025.

**Type** : Apartment  
**Price** : Offers Around \$1,100,000  
**View** : <https://www.amberwerchon.com.au/8289375>



**Jay Cohen**  
07 5430 0888



**Steven du Preez**  
07 5430 0888

[For full version visit the website](https://www.amberwerchon.com.au)

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Internal: 110m<sup>2</sup> | External: 25m<sup>2</sup> | Total: 125m<sup>2</sup>

**ARTIST IMPRESSION ONLY:** While every attempt has been made to ensure the accuracy of the floor plan & site plan contained here, measurements/scale of doors, windows, rooms, landscaping features and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

