

**1/109 Bradman Avenue, Maroochydore, Qld 4558**



**Unit For Sale**

Wednesday, 17 April 2024

1/109 Bradman Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 105 m2**

**Type: Unit**



Paul Angell  
0754440800



Dan Bradley  
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## Offers Over \$695,000 Considered

Live the riverfront lifestyle with this beautifully presented 2 bedroom, 1 bathroom unit located at 1/109 Bradman Avenue, Maroochydore. Situated right on the picturesque Maroochy River, this property offers a relaxed lifestyle that is second to none. Step inside and be greeted by a open-plan living area, perfect for entertaining or simply relaxing with family. The unit has recently been upgraded to include repainting, new carpet, ceiling fans and blinds so it is ready for its new owner. The living area opens up to a sunny north facing balcony, where you can enjoy calming views of the river and soak up the riverfront atmosphere. Both bedrooms are a comfortable size and offer built-in robes and security screens. The main bedroom enjoys 2 way access to the bathroom which features a separate bath and shower. Additional features of this unit include a separate toilet, a single lock up garage space, and a laundry area. You're in luck if you are looking for an easy access property as this unit is on the ground floor so no flights of stairs! With no lifts in the building, you receive the benefit of having lower body corporate levies – a little over \$3,000pa. Located in the heart of Maroochydore, you'll have everything you need right at your doorstep. Enjoy a morning stroll or paddle along the river, or take advantage of the nearby parks and recreational facilities. You are less than 400 m to the Chambers Island bridge, a great spot for some fishing or enjoying the sun. The vibrant Ocean Street precinct is just a short drive away, offering a wide range of dining and entertainment options. It is around 5min drive to the Sunshine Plaza and less than 10 min to the beach or the Sunshine Coast Airport! Whether you are looking for a low maintenance investment or your next home don't miss this opportunity to secure your own piece of riverfront paradise. Contact us today to arrange a private viewing of this wonderful property at 1/109 Bradman Avenue, Maroochydore.