

**1/11 Aragorn Street, Maroochydore, Qld 4558**

**NEV KANE**  
Real Estate since 1953

**Unit For Sale**

Tuesday, 26 December 2023

1/11 Aragorn Street, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Wendi Turner

## By Negotiation

Uniquely situated at the end of a tranquil cul-de-sac, sits this charming 2-bedroom, 1-bathroom single level home with private fully fenced courtyard. Complete with separate single lock up garage. The lucky new owner will have the advantage of no drive-through traffic and the wonderful bonus of being next to a bushland reserve. With this unique location you are assured the benefits of listening to the birds and enjoying the surrounding flora and fauna. This single level home offers an effortless flowing floor plan with good sized rooms. There is a fully fenced generous sized courtyard ideal for those Sunshine Coast evenings where you can BBQ, grow your own veggies and enjoy time with family and friends. This home also has an additional attractive small rear yard accessed from the master bedroom by sliding doors. We understand that furry friends are an integral part of your family, and this unit accommodates them perfectly, with ample outdoor space for your pets to play and explore. You are also minutes away from Maroochydore CBD and all your amenities including the Sunshine Plaza for all your shops and restaurants or walk to the stunning Maroochy River where you can enjoy the wonderful pastime of fishing, launching your tinny at the boat ramp or hire yourself a kayak or boat for the day! This unit is currently tenanted until 17 February 2024. WHAT WE LOVE ABOUT THIS PROPERTY:- Tranquil location next to bushland- 2 generous bedrooms with robes- Bathroom with bath and separate shower cubicle- Laundry room- Master bedroom with sliding doors to small attractive rear yard- Good sized fully fenced front courtyard with gazebo and water tap- R/C split system- Separate single lock up garage A MUST to inspect for your next home or investment!