

**1/132 Broadwater Avenue, Maroochydore, Qld 4558**

**CENTURY 21**

**Duplex/Semi-detached For Sale**

Thursday, 16 May 2024

1/132 Broadwater Avenue, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Offers Closing 5th June 2024

This modern low-set three-bedroom duplex offers relaxed coastal living in the sought-after Maroochy River precinct. Perfect for first-time buyers or those looking to downsize, this home combines convenience with a riverside lifestyle that you'll love. Enjoy weekends soaking up the sun at Chambers Island, taking the boat out on the water, or enjoying an afternoon stroll along the water's edge. This location is ideal for those who cherish a vibrant, outdoor lifestyle. The large open plan living area with timber look vinyl plank and full-length timber bifold doors to allow seamless indoor, outdoor living inviting the outdoor area in. The central kitchen has ample storage space including a full pantry, stone bench, and stainless-steel appliances. The generous main bedroom with built in bedhead cabinetry adds plenty of style of extra storage and frames the bed. Air Conditioning, modern shutters and a black out blind on the windows and luxe carpet underfoot it is the perfect sleep sanctuary. The second bedroom has all the comforts of a built-in robe, air conditioning and ceiling fans and window furnishings. The third bedroom or multipurpose room acts as the perfect work from home office, playroom, or guest bedroom. A light well-appointed bathroom services the home, with a full internal laundry with powder room for guests. Plantation shutters, air conditioning and ceiling fans throughout, supported by solar system and electric hot water. Fully fenced with secure entry gate and pedestrian gate to the off-street parking or sunny courtyard which is completely private. The gardener will love the simplicity of the tropical garden with the opportunity to create as much or as little green space as you want aiming for low maintenance living to allow ample time to enjoy your new river entertainment. \* 3 Bedrooms Or 2 Plus Multi-Purpose Room, Perfect Home Office \* Well Appointed Bathroom, Full Laundry & Powder Room \* Open Plan Living With Full Length Timber Bi Fold Doors \* Extra Large Sun Deck With Green Screening For Privacy \* Secure Off-Street Parking For 2 Cars & Garden Shed \* Walk To The Beautiful Maroochy River \* 5 Mins To Maroochy CBD, Easy Access To The Motorway Your guests will love spending time in your private courtyard, soaking up the serene atmosphere. This property is not just a home, but a lifestyle choice, offering a perfect blend of modern living and coastal charm. Don't miss the opportunity to make this riverside haven your own.