

**1/18-22 Picnic Point Esplanade, Maroochydore, Qld**



**4558**

**Sold Unit**

Thursday, 10 August 2023

1/18-22 Picnic Point Esplanade, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



John Stamp  
0423042787

**\$1,295,000**

This is one of the most exciting opportunities of 2023. A rare combination of three bedrooms, an enormous outdoor area, large yard and waterfront views and lifestyle. The entirety of your wish list is fulfilled here.

**THE PROPERTY** This property holds the much sought-after North East ground floor corner of 'The Esplanade' building. A complex which is highly regarded and has the enormous benefit of no onsite management and a mostly permanent resident makeup. The apartment differs from the others within the building with its much larger living areas, both inside and outdoors. It also boasts an enormous yard area, a water view BBQ zone, lush gardens all of which adjoin an equally impressive services court at the rear. The unique additions afforded this apartment combine for an on-title area that exceeds any comparison to other available properties on the market. A thorough renovation has just been completed. With design and renovation management undertaken by award winning 'CG Design Studio' the result is, as expected, spectacular. Hand made Spanish tiles adorn the bathrooms, stone bench tops with automatic and hidden power points frame the kitchen and bespoke built-in cabinetry is featured throughout. The quality of the works undertaken can only be appreciated in person and the overall effect is a perfect mix of luxury and understated elegance. Each of the three bedrooms has access to its own patio area. The master suite is spacious, well-lit and boasts an ensuite that is as clever as it is stylish. Look for the bench seat in the shower, a rare and welcome addition. Accessibility is easy here, with the ability to move throughout the complex and beyond without stairs. A bonus for entertaining is the large rooftop communal BBQ area with extraordinary views. The apartment comes with a large storage area and the peaceful and relaxed building offers an impressive North facing pool and two-street access.

**THE POSITION** Located in one of the Sunshine Coast's most sought-after locations, you surely won't find a better position to enjoy nature. Immediately adjacent to a white sandy beach with picnic tables and easy watercraft launching. Fish for dinner from your front doorstep, exercise without traveling and soak in paradise at home. Located 13 minutes to Sunshine Coast's airport and under 90 minutes to Brisbane airport, getting here is easy. A short stroll along the river will find restaurants cafes and shopping. Once you are here, leave the car at home. In simple terms, living here is living in paradise.

**FEATURES IN SUMMARY**- three large bedrooms all with adjoining outdoor areas- breathtaking CG Design Studio renovation - immediate and panoramic water views- riverfront ground floor position with white sandy beach at your doorstep- much larger living area than any other apartment in the building- large pet friendly yard, your pooch will be in heaven as well- lush gardens for privacy and perfect for herbs and vegetables- large exclusive storage room- air conditioning- new wiring and lighting throughout- new flooring- rooftop communal BBQ area with river views- complex offers North facing pool with recently refurbished surrounds- new lift in complex- walk to "everything" shops, cafes, Woolworths, restaurants, bars, doctors, Sunshine Plaza, the position can't be beaten. Book your inspection today, you won't be disappointed.