

# 1/7 COTTON TREE PARADE, Maroochydore, Qld 4558



## Sold Unit

Wednesday, 7 February 2024

1/7 COTTON TREE PARADE, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



JESS CORBY  
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Carmel Fulton  
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## Contact agent

Introducing a rare opportunity to acquire a spacious, north-facing ground floor unit in the highly sought-after Cotton Tree neighbourhood. This delightful two-bedroom, two-bathroom residence features a generous exclusive use courtyard, recently updated with new fencing and a private access gate. With an unbeatable location less than 100m from the pristine Maroochydore Beach, this property is perfect for retirees, investors, first home buyers and holiday makers alike. Imagine waking up every morning and strolling just a stone's throw away to soak up the sun, sand, and surf on the beautiful Maroochydore Beach. And with a myriad of local amenities within a 120-metre radius, this apartment truly offers a lifestyle that most would only dream about on holidays. Full of natural light and sea breezes, the master bedroom is oversized, complete with ensuite, fan and built-in wardrobe. There is a beautiful flow from the kitchen, living and dining area leading out to the generous sized courtyard, perfect for entertaining and soaking up the sun. The stylish interior of this apartment is complemented by a secure, remote access garage, with space for a car and an additional toy such as a motorbike or jet ski. The well-maintained common areas boast low body corporate fees, making this an attractive, hassle-free investment for those looking to capitalise on the enviable lifestyle Cotton Tree has to offer. The enviable location of this apartment allows for easy access to a range of popular eateries, including cafes, an ice creamery, a bakery, a butcher, a convenience store, and the ever-popular Cotton Tree weekend markets. If poolside relaxation is more your style, the Cotton Tree Aquatic Centre is just a short 300m stroll away, as is the highly-regarded Boat Shed restaurant. Key features: • 2 bedrooms • 2 bathrooms • Open floor plan • Spacious master bedroom • Outdoor courtyard • Fully fenced • Secure parking for one vehicle • Prime location, just 100 metres from Maroochydore Beach and local amenities Don't miss out on this exceptional opportunity – arrange a viewing today at 1/7 Cotton Tree Parade, Cotton Tree, QLD, 4558.