

1002/9 Market Lane, Maroochydore, Qld 4558



Unit For Sale

Sunday, 26 May 2024

1002/9 Market Lane, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Unit



Daniel Rees
0456456753



Melissa Schembri

Offers Over \$799,000

Welcome to Unit 1002 in the prestigious Market Lane residence, located in the heart of the new Maroochy CBD. This tenth-floor apartment spanning approx 107m², boasts two spacious bedrooms (2nd bedroom with a study), walk-through robe and ensuite on the master, a generous kitchen, and a large open-plan living area that flows onto a covered balcony. Additional features include a separate laundry and secure parking for one vehicle with lift access. The open-plan kitchen is a highlight, featuring an inviting island bench, bespoke two-tone cabinetry with soft-close features, and quality appliances. It overlooks the bright and spacious living area, with the balcony seamlessly extending from the living space. This setup is perfect for indoor-outdoor living, embracing the relaxed Sunshine Coast lifestyle. Residents can enjoy the luxurious 25-meter resort-style swimming pool right at their doorstep. The 14th-floor entertainment area offers breathtaking 360-degree views of the coastline, Maroochy River, and hinterland. Complete with a BBQ area and ample seating, it's ideal for hosting sunset drinks, dinners, or sunrise breakfasts. The property also includes a spacious private dining room for intimate gatherings, available to book for private use (small cleaning fee applies).

The new Maroochy City Centre receiving a \$2.5 billion investment will cement the Sunshine Coast as one of Australia's most advanced economies, transforming the region into a highly connected, vibrant hub of commercial and cultural activity anchored by technology and innovation. Strategically located between Caloundra and Noosa, and ideally located by the Maroochy River and stunning coastline, this ground-breaking project is redefining urban living in one of Australia's most picturesque regions. The next 5-10 years will bring incredible growth to this area including the completion of the new \$100 million-dollar private hospital which is currently being built opposite Market Lane residence. This alone will offer growth to owners/investors with medical staff wanting accommodation close to their workplace. "50 First Avenue" is also currently being completed and is one of the first premium A-Grade commercial towers on the Sunshine coast and is already attracting a suite of blue-chip companies to the region. There is no better location than Market Lane in the heart of the new CBD, 2 minute walk to the Sunshine Plaza, walk to the river, beaches, fine-dining, new commercial work opportunities and coastal amenities. This residence is more than a home; it's an unfolding adventure. Whether transitioning to a modern, low-maintenance lifestyle or investing in the thriving Sunshine Coast region, this is a golden opportunity not to be missed.

Dining and Entertainment in the Maroochy CBD The area boasts some of the finest food on the Sunshine Coast, including: Giddy Geisha (Modern Asian Street Food) Market Bistro (Contemporary European) Bottarga Restaurant (Italian & Mediterranean) Harvest on First (Natural Ingredient Bakery & Café) Kibou Maroochy (Modern Japanese Kitchen & Bar)

City Hall and Infrastructure Highlights The iconic City Hall, a striking landmark as you enter the new CBD, was awarded "Queensland Project of the Year" at the Master Builders National Excellence in Building and Construction Awards. Its design, inspired by the Glass House Mountains, reflects one of the Sunshine Coast's defining natural landmarks. The \$7.2 million submarine cable, connected to the Maroochy CBD in 2020, is hailed as a "game changer" for the Sunshine Coast. It offers the fastest data and telecommunications transmission from Australia's eastern seaboard to Asia, and the second fastest to the USA, positioning Maroochy CBD at the forefront of the digital economy and attracting tech companies and investments.

Upcoming Developments Construction began three weeks ago on the \$100 million Maroochy Private Hospital, initiating another world-class facility for the Sunshine Coast. With a 24-month construction period, the project will involve collaboration with leading institutions like the University of the Sunshine Coast and Medacta Australia to drive research and innovation. MP Ted O'Brien has unveiled plans for a new Convention and Exhibition Centre in the Maroochy CBD, advocating for the project ahead of the 2032 Olympic and Paralympic Games. This multipurpose convention and performing arts centre, long desired by the community, presents an opportunity to create an iconic venue that will serve as a lasting legacy for generations. From sleek high-rise buildings to lush green spaces and bustling retail precincts, the Maroochy CBD promises a dynamic environment where residents, businesses, and visitors can thrive.

FEATURES OF 1002/9 MARKET LANE:- City views over new Town Hall and new private hospital- Two spacious bedrooms (2nd bedroom has a small study)- Master bedroom has walk-through robe and ensuite- Two bathrooms- One secure garage parking space- Air conditioning in living room and master bedroom- Central location - public transport at your doorstep, with Sunshine Plaza across the road- 800m to the beach- A 25m resort swimming pool- Rooftop with BBQ Facilities and private dining room