

1005/1-7 Duporth Avenue, Maroochydore, Qld 4558 **RayWhite**

## Sold Unit

Saturday, 17 February 2024

1005/1-7 Duporth Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 184 m2

Type: Unit



Pam Thomas  
0754432000



Sarah Olsen  
0436325257

**\$1,950,000**

Feel on top of the world as you look out over the buzz taking place below. From the 10th floor of the iconic M1 building, you can take in the moving parts of Maroochydore while also feeling the serenity that comes from watching the waves crash in the distance and the gentle ebb and flow of the nearby river. As paddle boarders meander gently through the Maroochy River waterways, enjoy the ever changing view of the sands shifting with the tide. Your view from this three-bedroom, two-bathroom apartment will never tire as the open-plan layout feels like it extends beyond the balcony's glass balustrade. The home's kitchen, dining and living zone offers a panoramic vista of the surrounding environment thanks to the floor-to-ceiling glass sliding doors and windows which let in the natural light, water and city views. As night falls, enjoy the sunset views followed by sparkling city lights. The apartment is very generous in size and space, and could easily host a gourmet dinner party with friends with plenty of room to move. The kitchen boasts a long island bench that is topped with caramel-hued engineered stone and a face of walnut timber veneer. Storage is plentiful with drawers and cupboards and there are quality Smeg appliances for the home's chef. Serve lunch or dinner alfresco, as the balcony located off the kitchen is a great size and there is room for a barbecue out here also. The balcony follows the lines of the building and wraps around the dining room and out here is where you will find views to the river and Mudjimba Island in the north. Enjoy the sunrise each morning from the balcony or the comfort of inside, the choice is yours. The master suite is quite plush with a wall-mounted TV and an ensuite that can be either open or close thanks to the plantation shutters that act as a half wall between the wet area and bedroom. Floor-to-ceiling windows let the natural light flood the room while double roller blinds of block out and sheer offer options for lightening or darkening the room. The ensuite bathroom has a beautiful deep spa bathtub and roomy shower while the vanity has a big semi-recessed square basin. Mirrored built-in wardrobes are replicated in the remaining two bedrooms which also have views to the north, ceiling fans and ducted air conditioning. The unique thing about this apartment is the walk in storage room on the same floor, side by side parking in the basement with a car space size storage cage as well! Set within the M1 complex, this apartment enjoys resort-style amenities including a heated pool, sun deck, fitness and recreational room as well as communal BBQ facilities. Secure access with intercom entry for visitors, as well as lift access from the basement is included and there is onsite management for those wanting to put the apartment in the letting pool. Representing a fabulous city-meets-beach opportunity, buyers can take advantage of the property's location that is footsteps to the popular Ocean St and Duporth Ave dining precinct as well as within walking distance to two shopping centres and nearby Maroochydore and Cotton Tree beaches.

**FEATURES:**

- Beautiful waterside apartment in Maroochydore's M1 complex close to CBD
- Enjoys panoramic views from Buderim across Mooloolaba toward Mudjimba Island
- Ocean and river views, walking distance to Duporth and Ocean St's dining precinct
- Glorious sunrise and sunset views from balcony that wraps around kitchen and dining areas
- Lovely open-plan layout, floor-to-ceiling glass sliding doors/windows take in surrounding views
- Light-filled living areas with sheer roller blinds for privacy
- Spacious kitchen with grand island bench topped with caramel-hued stone and walnut feature
- Kitchen has plenty of storage, double sink and Smeg appliances including oven, cooktop and dishwasher
- Balcony off the kitchen perfect for entertaining with room for alfresco dining and barbecue
- Master bedroom with brand new soft carpet, floor-to-ceiling windows, mirrored built-in wardrobes
- Ensuite is open with plantation shutters for privacy, a deep spa bath tub and large shower
- Two more bedrooms each have water views to the north showcasing Mudjimba Island
- Ceiling fans and air conditioning throughout, lift access, secure intercom for visitors
- Walk in storeroom on level 10, a car size basement storage cage as well as side by side parking
- Resort complex amenities include heated pool, sun deck, fitness and recreational room, BBQ
- Cafe to the front of the complex for convenience as well as gourmet restaurants
- Footsteps to Ocean St dining precinct, Sunshine Plaza or Big Top shopping centre
- Maroochydore and Cotton Tree beaches just a few minutes away
- Exceptional inner-city living with all the bonuses of living by the beach
- Secure basement undercover parking, onsite management if required

**AGENT:** Pam Thomas, Sarah Olsen, Ray White Maroochydore  
**CONTACT:** 0438 272 096, 0436 325 257  
**Auctions at Altitude' - Altitude Nine Room, Cnr First Avenue & South Sea Islander Way, Maroochydore. Registrations from 4pm, Auctions commence at 5pm. \*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.**