

**10203/96 Memorial Avenue, Maroochydore, Qld  
4558**

**CENTURY 21**

**Unit For Sale**

Tuesday, 9 January 2024

10203/96 Memorial Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Ryan Tomlinson  
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## Offers Over \$1,750,000

Rarely do we have the opportunity to present to the market a stunning luxury apartment with a spacious courtyard area overlooking Cotton Tree Esplanade with such class and sophistication on offer this apartment will not last long in today's market. 'The Cosmopolitan Cotton Tree' is positioned in one of the most sought-after locations on the Sunshine Coast. With stunning views overlooking the Maroochy River and gorgeous parklands this first-class apartment goes hand in hand with its prime riverside location, making it the perfect choice for residential living. The gorgeous kitchen could be straight out of a vogue magazine with elegant and sophisticated features throughout. Natural stone benchtops accentuated by the exquisitely designed island bench with waterfall edges creating a true masterpiece, with striking shaker style cabinetry, easy on the eye quality splashback tiles, quality appliances, double black sink and tapware and pendant lights over the island bench complete this space. Overlooking the generously light-filled living space complete with large glass stacker doors allowing you to take advantage of the coastal breezes, this is the perfect spot to sit back and relax whilst watching your favourite Netflix series. The impressive outdoor courtyard area offers a comfortable space to take in the relaxing Sunshine Coast lifestyle. Relax with a glass of wine and enjoy the gentle sea breezes which circulate throughout keeping you cool on even the warmest Queensland summer day. The master suite and second bedroom are positioned on opposite sides of the apartment offering great separation with the central living space. The master features a built-in robe providing plenty of shelving and hanging space as well as a stylish ensuite with stone bench tops, ample storage, floor to ceiling tiles and luxurious finishes throughout. Bedroom 2 is also a great size and is serviced by the main bathroom complete with feature soaking tub and separate shower. Both bedrooms have security screens fitted. The complex offers an array of top-quality amenities with a 25-metre lap pool, separate heated spa, gym facilities, sauna and the ideal BBQ area designed for you to sit back and relax while the kids enjoy the pool and sunshine. Head out for a quick stroll and grab a bite to eat or do some shopping at the many local café's restaurants and boutique stores right at your fingertips. If you are after something more specific, the Sunshine Plaza is only minutes away including Cinemas and over 320 specialty stores. If you are looking to downsize to a luxury, low maintenance, lifestyle property, or you are looking to invest in the Sunshine Coast region, this one will make your heartbeat faster - don't delay as properties with this pedigree do not last long! \* 2 Bedroom + 2 Bathroom Apartment With Nothing To Do Other Than Move In \* Modern Kitchen with Stone Benches & Quality Appliances \* Spacious Outdoor Courtyard With Eco Decking To Entertain Family & Friends \* Ducted Air-conditioning Throughout\* 116sqm Internally Plus 48sqm Courtyard\* Beautiful Views of the Maroochy River & Parkland\* Top Quality Amenities Including, 25m Lap Pool, Heated Spa, Gym & Sauna\* Short Stroll to Ocean Street, Cotton Tree Beach, Cafes & Shops\* Rarely Available 2 Car, Side By Side Parking & Great Sized Storage