

103/6 Wharf Street, Maroochydore, Qld 4558



Unit For Sale

Saturday, 6 April 2024

103/6 Wharf Street, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 6

Type: Unit



Gordon McPherson

0466374451

OFFERS OVER \$1.65M

An extremely unique opportunity has presented itself on the river in Maroochydore. This beautiful 2 bedroom apartment with magnificent river views has just hit the market and includes 99m² of office space on a separate floor, but all on the one title! This would suit the savvy investor who would like to live next to the river whilst enjoying the rental return from the ground floor office space or perhaps rent both properties and enjoy the returns of both! Another option would be to live in the stylish apartment and set your business up downstairs in the office space and, sell the car! The features of the apartment include2 bedrooms, each with their own bathroom Fully air conditioned Ceiling fans in all rooms Freshly painted Sought after North East location. Filled with natural light. 2 car spaces. (Rare for a 2 bedder). As the apartment is situated on an upper floor, upon entering you are greeted to the spectacular water views of the beautiful Maroochy river, Goat Island and Mount Coolum in the distance. From the balcony you are drawn to the vista of the Maroochydore river mouth as it enters the ocean. With its sought after north east position you will be captivated by the morning sunrises through to the glorious sunsets this unique location offers. The ground floor office space is situated right next to the entrance to the building offering ease of customer access and there are four, yes four car spaces included making a total of 6 allocated car spaces! This perfectly positioned riverfront complex boasts a magnificent in ground lap pool with an outdoor spa, a gymnasium, steam room and private pontoon for the boating enthusiast or to launch your paddle board or canoe from. Or simply throw out a fishing line and watch the world go by. No need for the car as everything is in walking distance from your apartment including beaches, restaurants, cafes, banks, medical centre, shopping centres and the vibrant nightlife of Ocean Street. The convenience is unparalleled. Returns... Currently the office space is returning \$2,917.48 per month. The tenancy is due to expire in October this year however the tenant is keen to stay on if possible. The apartment has been appraised at \$700 to \$750 per week as a rental proposition so potentially \$3,250 per month. By capitalising on this dual income potential you would be seeing a gross rent of \$6,167.00 per month for the two. Don't miss this very rare opportunity! Call Gordon today!