

**11/71 Memorial Avenue, Maroochydore, Qld 4558**



**Unit For Sale**

Friday, 19 April 2024

11/71 Memorial Avenue, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type: Unit**



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## Auction

This quaint two-level townhouse in the heart of Cotton Tree boasts a quintessential Queenslander charm not often found in coastal abodes. With latticework on its north-facing balconies, weatherboard cladding and burnt sienna coloured trims and roof, this property promises the charm both inside and out. Positioned in a quiet street of Cotton Tree, just walking distance to the banks of the Maroochy River, parks, and nearby patrolled beach, the location is superb for that city-meets-beach lifestyle. With cafes, restaurants, boutiques, bars, bakeries and more dotting the waterfront as well as the Cotton Tree shopping village nearby, this is a home where you could definitely leave the car while you explore by foot or by bike. Convenience doesn't stop with the location, this property has everything you could need for a low-maintenance lifestyle. Spread across two levels, this fantastic townhouse has an open-plan and very spacious kitchen, dining and living area on the first floor. Facing north and with plenty of windows, this area is light filled with cool breezes captured from the nearby ocean and river. There is air conditioning for hot summer days as well as ceiling fans if needed. Feel like fresh air? Through screened sliding door, you can step outside to the small balcony and listen to the waves crash in the distance. The dedicated kitchen has plenty of storage with overhead cupboards, as well as pantry and drawers. It has a 60cm Westinghouse oven, cooktop and Omega dishwasher. A good-size laundry can be found on this floor which also has a separate WC; and additional storage space can be found in the under-stair cupboards. Three spacious bedrooms are sure to house the family on the upper level with the master located to the front of the property showcasing a small private balcony. Enjoy a morning cuppa out here and watch the world go by. The master suite is king size and equally has a very spacious ensuite with shower, WC and vanity with lots of bench space. There is air conditioning, a ceiling fan, and a walk-in wardrobe. Just 400-metre walk to the popular Cotton Tree beach/rivermouth, iconic Boatshed Restaurant, Cotton Tree Village, shops and more. The Maroochy RSL is 200 metres walk to the west and there is also the convenience of the nearby Sunshine Plaza and Big Top shopping precincts. This fabulous property presents an excellent opportunity to secure a wonderful low-maintenance home close to all amenities, and would suit a range of buyers from small family to weekenders, to investors. This home is positioned in a highly sought-after part of the Sunshine Coast and you won't want to miss this one! FEATURES: • Fabulous three-bedroom, two-level townhouse within an easy walk to river/beach, cafes, RSL • 400m walk to Cotton Tree beach, Boatshed restaurant/fish & chippery and Cotton Tree village • Located in quiet enclave of Cotton Tree, walking distance to all restaurants and boutiques • Ideal north-facing design, with spacious, open plan layout, filled with natural light • Good-size living and dining zone with ceiling fans, air conditioning, opens to small balcony • White kitchen with lots of storage and bench space, 60cm oven, dishwasher • Sleeping zone on upper level with three carpeted bedrooms and main bathroom • Master bedroom is king-size with balcony, huge ensuite, walk-in robe, fan, air conditioning • Bedrooms two and three each have ceiling fans, mirrored built-in wardrobes, natural light • Main bathroom has shower over bath, WC and vanity; two-door linen press in hallway • Under-stair storage, laundry and WC on lower level • Tandem two-car lock-up garage, secure gated entry to property, intercom, pool in complex • Walk/ride to patrolled and surf beaches, bakery, cafes, rugby union fields, library, tennis courts • Located in a highly sought-after location of Maroochydore nestled between the beach and river • Excellent coastal investment for those seeking a property close to the water\*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.