

12/22 Anzac Avenue, Maroochydore, Qld 4558

AMBER WERCHON

House For Sale

Thursday, 15 February 2024

12/22 Anzac Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: House



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Please Contact Agent

Amber Werchon Property presents to the market, 12/22 Anzac Avenue, Maroochydore: this expansive ground floor apartment in the well-located 'Rivers on Duporth' complex offers stylish, comfortable coastal living of the highest calibre within walking distance to the river, dining, shopping, and CBD. Comprising two bedrooms, two bathrooms, open plan living flowing out to north facing covered patio (12m²) and generous sized fenced courtyard (additional 25m²), modern kitchen, and laundry; plus, secure basement parking for one vehicle with floor to ceiling storage cage. Current owner-occupier has meticulously maintained, and it has been freshly painted throughout; presentation is pristine, with nothing needing to be spent or done – it is absolutely rent-ready or ready to move into, live and love. Features include split system air-conditioning in lounge, ceiling fans, security screens, stone benches and stainless steel appliances in kitchen, dual vanities and separate bath and shower in ensuite, direct patio access from master, plentiful storage, and gated access to communal inground pool and spa. This is a mostly owner-occupied complex with lift access from basement to each level, gorgeous tropical landscaped gardens, and sunbathing terrace poolside; it is also pet-friendly (subject to body corporate approval). This particular apartment has a large courtyard, so it could definitely suit a small pet. With entry via Anzac Avenue (as opposed to Duporth Avenue) vehicular access in and out is safe and easy; and from here it's a flat walk to Picnic Point (on the river), Ocean Street dining and entertainment precinct, Sunshine Plaza, SunCentral CBD, Duporth Tavern, public transport, and Cotton Tree. Major amenities such as the Sunshine Coast Airport, hospitals, schools, university, sporting/leisure facilities, and stunning patrolled beaches are within a 5-20 minute proximity; and you can walk to Maroochydore beach in approximately 25 minutes (or an 8-minute cycle). This truly is lifestyle central in every sense; yet it feels tucked away from the hustle and bustle of busy traffic and noise, in a quiet, quality complex that is generally very tightly held, for good reason. It's not rocket science, it makes so much sense; this is savvy buying in the very heart of the Sunshine Coast's lifestyle, commercial, and retail capital. Andrea Bonner Real Estate Pty Ltd and Papin Property Pty Ltd working in conjunction with Amber Werchon Property.