

**12/91-97 Duporth Avenue, Maroochydore, Qld 4558**

**CENTURY 21**

## **Unit For Sale**

Friday, 14 June 2024

12/91-97 Duporth Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ryan Tomlinson  
0467201183

## Buyers In The Mid \$700,000s

Discover unit 12 "Maroochy Terraces" perfectly positioned on the second level is this renovated two-bedroom apartment conveniently located just a block from the river's edge in one of the Sunshine Coast most sought-after locations. This is a lifestyle property which offers a warm and welcoming ambiance with convenience right on your doorstep! From here you are only one block from Picnic Point and the river, just a short stroll to Ocean Street precinct, Sunshine Plaza and Cotton Tree Park with its picnic area, playground, and BBQs. Whilst Maroochy Surf Club is only a 5-minute drive – a great spot for a good feed and an ice-cold beer with a million-dollar view. This is an apartment where you can enjoy that endless feeling of summer because living here will feel as though you're always on holidays! This apartment was truly designed with residential living in mind creating a comfortable space with a riverside feel that can be felt as soon as you walk through the door. The current owners have created a contemporary apartment by the river offering coastal luxury living in a sought-after Maroochydoore precinct. The spacious open plan living has easy to maintain timber look flooring, VJ paneling featured walls, ceiling fan, plantation shutters, quality curtains and glass sliding doors allowing the gentle sea breezes to flow throughout this light and airy coastal space. Step outside onto the balcony this is the ideal setting for indoor-outdoor living, providing a comfortable space to relax with a glass of wine and embrace the laid-back Sunshine Coast lifestyle. The well-appointed full-sized kitchen overlooks the living space offering plenty of cupboard and bench space, quality stainless steel appliances and feature spotlight lighting. The master bedroom is ideally positioned at the front of the apartment. The master has direct access onto the balcony also fitted with a ceiling fan for over the summer months and stylish VJ feature paneling and quality curtains. Bedroom 2 is positioned to the rear of the apartment creating a sense of privacy fitted with a built-in robe and ceiling fan. The bathroom complete with floating timber vanity, stone bench top, oval polished concrete look basin, extra-large shower with built in niche and removable shower head, and separate toilet, the bathroom is completely renovated ready for the new owners to enjoy. The laundry is neatly tucked away off the hallway and offers new cabinetry, stone bench-top, drop-in stainless-steel sink with removable goose neck flick mixer and wooden shelving. "Maroochy Terraces" is sure to impress within a secure building with 1 car space and pool in the complex. Imagine starting your day with a leisurely stroll along the river whilst only a 5-minute drive for the surf enthusiasts who will love the world-class waves in this area and families will appreciate the proximity to parklands and a children's playground, the kids can play while you take in the surroundings. Just a stroll to Cotton Tree to enjoy the Cotton Tree markets featuring local artisans and designers selling their own unique and creative works, held each Sunday from 7am to 12pm. Sip a cocktail in a bar, or soak up some live music along Ocean Street in Maroochydoore, a vibrant hive of cultural activity. Or head over to Sunshine Plaza, the largest shopping centre on the Sunshine Coast, where you will find hundreds of retail stores, restaurants, and cinemas. If you are looking to downsize to a 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! \* Two Bedroom Renovated Apartment Just Steps To The River\* Master Bedroom Positioned At Front with balcony access\* Open Plan Living With Wood Look Flooring, Ceiling Fan, Plantation Shutters & Quality Curtains \* Functional Kitchen With Stainless Steel Quality Appliances\* Large Balcony Perfect For Entertaining & Enjoying The Morning Sun\* Renovated Bathroom & Laundry \* Car Space With Secure Internal Entry\* Pool In Complex\* Just On Block To Picnic Point/ River