

1202/100 Duporth Avenue, Maroochydore, Qld 4558 **RayWhite**

Unit For Sale

Thursday, 14 December 2023

1202/100 Duporth Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 3

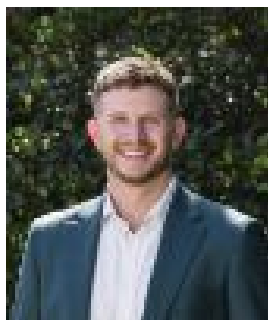
Parkings: 3

Area: 314 m2

Type: Unit



Niall Molloy
0448954272



Ari Whisson
0449690995

Forthcoming Auction - Offers Invited

Welcome to Azure, a masterpiece of modern architecture and the recipient of numerous awards. This exclusive apartment on the third level represents the epitome of luxury living in Maroochydore. As one of just 15 waterfront residences in this Mosaic Property Group development, it stands as a beacon of unparalleled opulence, with its stunning views of the Maroochy River providing a serene backdrop to enjoy the Sunshine Coast's best lifestyle. As you enter, the 3-bedroom apartment reveals a seamless blend of elegance and coastal charm. The open-plan area combines a lounge, kitchen, and dining space, all accentuated by stunning river views. The kitchen is a highlight, with natural stone countertops, an island bench with waterfall edges, custom timber veneer cabinetry, and premium Gaggenau appliances. A Butler's pantry with additional storage and advanced features including a Zip Hydrotap extends the kitchen's luxury and utility. A standout feature of the apartment is its expansive balcony, the largest in Azure, equipped with a high-end BBQ and fridge, it offers magnificent river views, making it an ideal spot for entertainment or relaxation. Additionally, a versatile multi-purpose room, adaptable for use as a media room, home office, or study, complete with ambient lighting, surround sound, and timber sliding doors for privacy. The master suite, a peaceful retreat with water views, boasts a large walk-in robe and an en-suite bathroom with a floating vanity, stone tops, a freestanding bathtub, and a glass shower. Residents of Azure enjoy premium amenities, including a resort-style pool, concierge service, commercial sized gym, sauna, steam room, pontoon access and well-maintained common areas, along with secure parking. Apartment 1202 includes 3 side-by-side car parking spaces, above bonnet storage and direct lift access into the apartment. Located near the blossoming Maroochydore CBD, with the 2032 Olympics on the horizon, this apartment presents a unique opportunity for high-end living in one of the Sunshine Coast's most sought-after areas. Just a short walk to an array of restaurants and cafes, perfect for dining enthusiasts. Additionally, residents can enjoy the nearby beach and the charm of Cotton Tree. All within walking distance to the Sunshine Plaza/ Cinema and just a short drive to the Sunshine Coast Airport, this apartment seamlessly blends urban convenience with the natural charm and relaxed lifestyle of the Sunshine Coast.

Features:- Multi award winning complex, Azure by Mosaic- Expansive third-level apartment with panoramic Maroochy River and ocean views- Desirable North-East orientation- Thoughtfully designed floor plan optimising air flow, views, and natural light - 314 sqm- Generous master suite featuring large walk-in robe and en-suite- Electric blinds to all bedrooms and lounge area- Sonos ceiling speakers to living areas and balcony- Gourmet kitchen with high-end Gaggenau appliances and natural stone countertops- Versatile multipurpose room suitable as a media room, home office, or study- Huge entertainers balcony, largest in the building: includes BBQ area with Beefeater Signature 4 burner BBQ & Husky glass door fridge- Ensuites to every bedroom- Separate powder room- Separate laundry and outside drying court- Fully ducted air-conditioning throughout- 3 side by side car parks in secure parking- Aequa Silva 800 x 200 floor tiles throughout the apartment

Facilities:- 25m heated pool, commercial scale gym, sauna, steam room- Onsite concierge service, 9am-5pm Mon-Fri- Pontoon access and huge watercraft storage area- Located within walking distance to Cotton Tree, Sunshine Plaza, and Ocean Street, near the Maroochydore CBD- 14 min drive to the airport*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.