

13/26 Maloja Avenue, Caloundra, Qld 4551



Unit For Sale

Thursday, 16 May 2024

13/26 Maloja Avenue, Caloundra, Qld 4551

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 128 m2

Type: Unit



Stuart Border
0414349424

Value At: \$945,000

Buyer Inquiry Range: \$850,000 to \$1,040,000 Value At: \$945,000 Offers Close: 5pm 2nd July, unless sold prior. • 3rd level walkup. • Spacious, layout with walk in robe • Limited water views. • Low body Corp fees. • Private boat ramp. • Fishing Jetty and Pool • Oversized tandem garage 42sqm Agent Comments: Located on the water's edge, Pumicestone Lodge features a waterfront pool, jetty and boat ramp. The 15 apartment complex is an older style building that is centrally located and a short walk into Caloundra CBD. Designed before lifts were invented, the apartment is located top floor, so you will benefit with low b/corp fees and a healthy BMI score. It is spacious, has a generous feel and includes an unexpected walk in robe. While the one bathroom configuration does not suit everyone, there appears to be scope to reconfigure and include a second bathroom. The pitch though will appeal to someone looking for extra storage or spacious gargaing. There is room for a large car and boat so it will be perfect If you have a seafood diet, simply launch your boat from the inhouse boat ramp and spend a day on the water and return to enjoy your catch. For backup, you are a longline to the Seafood Market Caloundra, where you can buy your catch. The Maloja Av real estate pocket is the closest waterfront living to the CBD precinct. Pumicestone lodge is suitable for AirBNB self management, offsite management and residential living. Come see for yourself. Contact Stuart Border 0414349424 The Buyer Inquiry Range® Invites Buyers who are looking to buy in that range, to inspect the property. 'Value At' is the point at which we recommend Buyers begin their negotiation.