

1301/9 Market Lane, Maroochydore, Qld 4558



Unit For Sale

Saturday, 27 April 2024

1301/9 Market Lane, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 155 m2

Type: Unit



Niall Molloy  
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## Auction

\*Entrance via Mundoo Boulevard\* Encompassing all that we value in the 'Sunshine Coast Lifestyle', this spacious apartment puts you walking distance to it all. From its towering 13th floor position you are spoiled with stunning views from sunrise to sunset, reminding you just how close you are to most of the coast's best attractions. On the doorstep of Maroochydore's exciting new CBD, this property puts you in a prime position to benefit from the region's growing prosperity. Spanning 155m<sup>2</sup>, this light-filled residence offers three generously-sized bedrooms, two bathrooms and a spacious kitchen with quality appliances, stone benchtops, and a walk-in pantry. With its ideal Northern aspect in mind, the large outdoor entertainment space is perfect for a morning coffee or afternoon drink framed by the stunning backdrop of the ocean, Maroochy River and mountain ranges. High ceilings add to the grandeur whilst ducted air conditioning ensures your comfort all year round. Located in the dynamic new Maroochydore CBD, this apartment is just steps from dining, retail, and entertainment. Key local developments, including a new private hospital and proposed rail infrastructure reinforce Maroochydore's emergence as a significant employment and leisure hub. The area's growth is further highlighted by the recently completed Town Hall. Its proximity to SunCentral, the nation's largest greenfield CBD development, along with nearby amenities like Sunshine Plaza, cinemas, and the Ocean Street dining precinct, supports a convenient, car-free lifestyle. Additionally, the scenic beaches of Maroochy River, Cotton Tree, and Maroochydore are easily accessible on foot. 'Market Lane' residents enjoy access to excellent on-site amenities, including a 25-metre lap pool, landscaped gardens, BBQ areas, and a rooftop deck offering 270° views. This space, complete with an undercover lounge and a dining/conference room, is ideal for hosting guests against the backdrop of stunning sunsets. Key Features include:- Modern complex with very reasonable body corporate fees- Walking distance to the beaches Cotton Tree and main shopping centres- Expansive views of Mount Coolum, Maroochy River, and the ocean from a large covered terrace.- Near SunCentral, Sunshine Plaza, and Ocean Street, promoting a walkable, car-free lifestyle.- Ideal, North facing aspect with corner position- 15 minutes drive to Sunshine Coast airport- Double car space\*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.