

17/12 Picnic Point Esplanade, Maroochydore, Qld 4558



Unit For Sale

Wednesday, 12 June 2024

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Bedrooms: 2

Bathrooms: 2

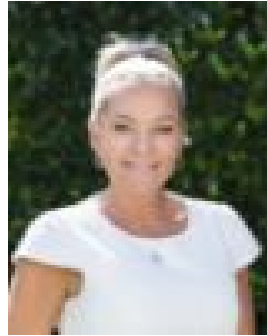
Parkings: 2

Area: 110 m2

Type: Unit



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Contact Agent

PREPARE to be blown away by the majestic riverfront views on offer at this Picnic Point address, where the sun setting in the west showcases picturesque colours of orange and purple dancing on the water's surface along the riverfront. The stunning 180-degree view of Maroochy River, spans across to Mount Coolum and Mount Eerwah where the horizon is an ever-changing spectacular from this perfectly-positioned apartment. With a wonderful north-facing aspect and expansive balcony, as well as a private roof-top terrace, there is no shortage of places to sit back and take in the serenity of this picture-perfect vista. The private roof top is accessible by a spiral staircase within the apartment or via lift access. It basks in the winter sun, is private from neighbours and is huge! With an undercover area for alfresco dining, this area also has a hose for cleaning and basin for washing up and power. This area is perfect for entertaining family and friends all year round. The two-bedroom, two-bathroom apartment is open plan offering riverfront views from every room. The living area is tiled for low maintenance, while the bedrooms have near-new carpets. Each room is spacious, filled with natural light, thanks to the apartment's north-facing aspect, and they each have sliding doors that lead out to a balcony spanning the width of the apartment. Overlooking the living/dining areas is the white kitchen with lots of storage, marble-look bench top and Kleenmaid electric stove and wall oven. There is reverse cycle heating/air conditioning to the living/dining area that cools the whole unit, and ceiling fans throughout. The master bedroom has mirrored built-in wardrobes, a TV mounting bracket on the wall and an ensuite featuring corner shower, stone topped vanity and a semi-recessed basin. The main bathroom has a separate WC and laundry, and has its own corner shower and bath tub. The complex has secure intercom access, lift access, secure basement parking for two cars, storage cage and a swimming pool. The location is superb, quiet and away from busy traffic in a non-thoroughfare esplanade. It is close to all amenities and shops such as the Sunshine Plaza, shopping and dining precincts, close to boat ramp for launching boats and jet skis. Bike ride to your favourite beach, launch a stand-up paddle board from the front of the unit and meander through the river ways. This is an amazing lifestyle opportunity you must check out for yourself!!

FEATURES:

- Absolute riverfront apartment showcasing stunning views that span the horizon
- 180-degree views of the river, Mount Coolum, Mount Eerwah, Twin Waters
- Top-floor, two-bedroom apartment with private roof-top terrace that basks in winter sun
- Northerly aspect ensures a sun-filled apartment and cool breezes
- Sliding glass doors in living and two bedrooms both lead out to an expansive balcony
- Balcony spans the length of the apartment offering breathtaking views
- Open-plan floorpan with tiled floors for low maintenance, air conditioning and ceiling fan
- White kitchen, marble look bench tops, Kleenmaid electric oven and cooktop
- Updated carpet in bedrooms, mirrored wardrobes, ceiling fans, pillow views of water
- Master ensuite features corner shower, stone topped vanity, semi-recessed basin
- Main bath has corner shower, bath tub, small vanity and a separate WC and laundry
- Private and quiet, no through traffic, serene and picturesque location
- Secure intercom access, basement parking for two cars, storage cage, lift access
- Close to Maroochydore's shopping and dining precincts as well as CBD
- Easy access to the Sunshine Motorway for commuters heading north or south

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