

184/319 Bradman Avenue, Maroochydore, Qld 4558



Sold House

Wednesday, 23 August 2023

184/319 Bradman Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Jenny McEvoy

\$558,000

Escape to the idyllic coastal lifestyle you've always dreamed of at 319 Bradman Avenue, Maroochydore. Positioned directly opposite the Maroochy River why not throw in a line and catch dinner, go for a paddle, or enjoy this idyllic setting for a scenic walk. This charming property offers everything you need for a relaxed and care free retirement. With 3 bedrooms, a spacious lounge and dining area, a well-appointed kitchen with ample storage, gas appliances, air conditioning, and a fan in the lounge and master bedroom, this home is designed for comfort and convenience. The separate toilet, laundry, and easy-access shower in the bathroom add to the practicality of the layout. Set on a unique and exclusive larger than standard, corner allotment, where privacy abounds, this home includes a highly desirable council approved carport for your boat or caravan, allowing you to embark on unforgettable adventures across Australia. With parking space for up to 3+ cars, you'll never have to worry about accommodating guests or finding a spot. The north-facing orientation floods the private and beautifully maintained rear garden with natural sunlight, creating the perfect haven for green thumbs and providing a serene retreat with privacy and a covered entertaining area which can also be utilised as an additional undercover carport. The ramp provides easy access to the rear door and entry into the home. One of the exceptional features of this property is that the land is leased, which qualifies you for government allowances, with rates and water included in the rental, making this an incredibly affordable lifestyle choice. Rest easy knowing that your neighbors are also homeowners, ensuring a secure and tight-knit community as no renting is allowed. Maroochy Shores is more than just a place to live; it's a vibrant and social gated community that offers a plethora of amenities and activities for your enjoyment. Discover the delights of:- Secure gated community for peace of mind- Twice-weekly waste bin collection and weekly green waste bin collection- Exclusive use land with ample parking, including a large council-approved carport for your caravan or boat- Private undercover entertainment area at the rear, perfect for hosting gatherings- Refurbished roof with existing warranty, ensuring durability- Steel frame construction for added strength and longevity- Power usage individually charged on a monthly basis- Rates and water included in rental, saving you money- On-site cafe for a convenient caffeine fix- Refreshing large pool with BBQ facilities- Additional covered seated BBQ area near the lake for serene picnics- Community hall available for private functions- Licensed bar on Friday nights, perfect for unwinding and socializing- Monthly community functions, providing opportunities to connect with fellow residents- Clubhouse with pool table, darts, and gym equipment- Rent approximately \$395 per fortnight, an excellent value for the lifestyle offered- Government subsidies and rental assistance available, if applicable- Beautifully maintained community with friendly residents Residents at Maroochy Shores have an abundance of activities and events to participate in, such as dances, exercise classes, social pool and darts, happy birthday morning teas, yoga, craft groups, and various outings to local attractions and events, including live music performances. For convenience, a bus is available to take you to the Sunshine Plaza every Thursday. Plus, small dogs are allowed on-site, with a dedicated unleashed area for them to socialize and make new furry friends. This delightful home is exclusively offered to cash buyers, and it's an opportunity not to be missed. Reach out to Jenny McEvoy Real Estate, a boutique agency known for its personalised and friendly service, to schedule a private viewing today. Call Jenny on 0478663329 and let your retirement adventure begin! You really need to be quick with this special home, such a large and private space in these villages on our beautiful Sunshine Coast opposite the water is extremely rare.