

**19/42-46 Fourth Avenue, Maroochydore, Qld 4558**



**Unit For Sale**

Saturday, 23 December 2023

19/42-46 Fourth Avenue, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

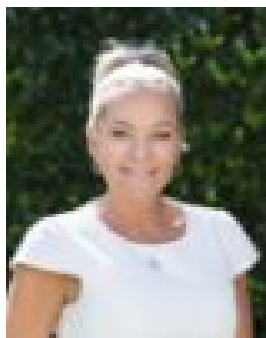
**Parkings: 1**

**Area: 125 m2**

**Type: Unit**



Pam Thomas  
0754432000



Megan Murray  
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## Auction

Only a short walk to the beach, river, cafes, restaurants, library, sporting facilities and shops, this three-bedroom apartment is ideally positioned for easy living for the whole family. Conveniently and centrally located in Maroochydore, this property has a highly sought-after north-easterly aspect which means it captures sunlight all day long, as well as cooling sea breezes. The open-plan layout of the apartment ensures a light and airy sense of space. The living room opens out through glass sliding doors to a great-sized alfresco balcony that overlooks the nearby Swans Rugby Union fields as well as capturing ocean glimpses. Entertain guests out here, watch a weekend game, cook up a bbq - this balcony has your coastal lifestyle sorted! When returning from the beach this summer, head to the complex's swimming pool to wash off, or even catch a lounge around the pool with friends on the sun loungers. This property represents the epitome of summer holidays thanks to its location close to the beach and shops. For the budding chef, the kitchen is fitted with quality Kleenmaid appliances; oven, electric cooktop, range hood and integrated dishwasher. The breakfast bar is the hub of the kitchen and oversees the home's dedicated dining space. There are plenty of cupboards and storage space. The cabinetry is a tasteful pear-hued, timber look finish which adds a beach feel to the kitchen. The complex has secure intercom entry for when family or friends come to visit and this is centrally located near the kitchen. Down the hallway, you will find a good-size, dedicated laundry with plenty of space including a storage cupboard. There is the home's main bathroom with a shower-over-bath, a generous vanity and big mirror featuring Hollywood lights for perfect makeup application, and the WC is separate. The three bedrooms all face north, so they are filled with natural light and cooling breezes. They each have ceiling fans and built-in wardrobes, while the master bedroom has an ensuite with floor-to-ceiling tiles, feature trim, and a big mirror with Hollywood lights. This property is more than just a home, its an investment in a lifestyle where the coast offers clean fresh air, friendly people and convenience to everything. Offering a coastal ambience and a lifestyle many often only dream about, this property presents a fantastic opportunity to secure a low-maintenance home close to all amenities. It would suit a range of buyers from families and weekenders to investors. This home is positioned in a highly sought-after part of the Sunshine Coast and you won't want to miss this one! FEATURES: • Positioned in a quiet enclave of Cotton Tree, walking distance to restaurants, cafes, beach • Top-floor, open-plan apartment with ocean glimpses and a lovely north-easterly aspect • Great-size apartment with east-facing balcony capturing sea breezes and all-day sunlight • All three bedrooms are light filled thanks to their northerly aspect, have ceiling fans and robes • Master bedroom has ensuite with shower, floor to ceiling tiles, mirror with Hollywood lights • Main bathroom with shower over bath, good-size vanity, big mirror with Hollywood lights • Kitchen features pear-hued cabinetry, Kleenmaid appliances including integrated dishwasher • High bench tops and breakfast bar overlooks the dining space • Living room opens out to very generous alfresco balcony with views to the Rugby Union fields • Tiled floors throughout including bedrooms for low maintenance • Single lock-up garage, dedicated exclusive-use pool for the complex • Onsite manager if required for holiday letting • Walk to patrolled and surf beaches, bakery, cafes, rugby union fields, library, tennis courts • Located in a highly sought-after location of Maroochydore nestled between the beach and river • Excellent coastal investment for those seeking a home close to the water Agents: Pam Thomas, Megan Murray, Ray White Maroochydore Contact: 0438 272 096, 0414 734 929\*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.