

**19 Baden Powell Street, Maroochydore, Qld 4558**

**House For Sale**

Saturday, 18 May 2024



19 Baden Powell Street, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 637 m2**

**Type: House**



Baydn Dodds  
0418173187



Daniel Vella  
0422373990

**\$1,200,000**

- High Density Residential Zoning - 15 metre\* allowable height limit- Walking distance to major retail & lifestyle amenity  
19 Baden Powell Street Maroochydore is ideally positioned in a tightly held central Maroochydore location within strolling distance of the Maroochy River, Sunshine Plaza & Big Top Shopping Centre offering residents access to a variety of major employment, retail/dining & lifestyle/leisure options. The property is zoned High Density Residential with a 15 metre\* allowable height limit and is improved with a 2 bedroom single level dwelling, presenting you with the potential to secure a property to live in now, with development upside down the track. Key features of the properties include:- Land Area: 637sqm\*- House: 10.5 squares\*- High Density Residential Centre Zoning- 15 metre\* maximum height limit- 2 bedroom 1 bath dwelling with potential to add your own personal touches- Potential holding income of \$25,000\* per annum- Walking distance to Sunshine Plaza, Big Top Shopping Centre/Ocean St and the Maroochy River- Short drive to Sunshine Coast CBD and Maroochydore Beach  
19 Baden Powell Street, Maroochydore presents an outstanding opportunity to secure a property with development upside in a tightly held location. Interested parties are encouraged to contact the exclusive marketing agents below. For Sale - \$1,200,000 For more information, or to arrange an inspection, please contact exclusive marketing agents Baydn Dodds or Daniel Vella\*approximately