

**2/148 Duporth Avenue, Maroochydore, Qld 4558**

**CENTURY 21**

**Duplex/Semi-detached For Sale**

Tuesday, 12 March 2024

2/148 Duporth Avenue, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type:**

**Duplex/Semi-detached**



Lauren Hedgman  
0423138605



Damien Said  
0411725624

## Auction

Located in the heart of the vibrant Maroochydore riverfront precinct, this rarely available 3 bedroom, 2 bathroom duplex is perfectly positioned for those wanting to downsize by the water with the ability to walk to absolutely everything the area has to offer. Whether you want to walk mere meters to the river's edge along Picnic Point, take a stroll along the riverfront paths of Cotton Tree and Bradman Avenue, walk to the surf beaches at Maroochydore and Alexandra Headlands, shop at Sunshine Plaza, or simply enjoy one of the myriad of restaurants in the heart of Maroochydore's CBD precinct and Ocean Street, it truly is all here for you. Unit 2 is located to the rear of the duplex pair with a private entrance to the left hand side of the property. As you enter via the courtyard, you are greeted with the perfect low maintenance, dog friendly yard with a private covered entertaining area ready to host guests all year round. Internally, the lower level is immaculately presented with timber look flooring and some of the largest living spaces you will ever find in a duplex. A main living and dining zone directly adjoins the gorgeous kitchen that has been recently renovated with marble look benches, sleek cabinetry, and a fabulous outlook over the courtyard. To the opposite side is an additional area currently utilised as a downstairs office, but the choice is really yours with this multipurpose area. Whether you need a home office on the lower level, a separate TV space, or perhaps a sewing room, there is plenty of space. Upstairs the property contains three great size bedrooms with a huge master retreat to the rear. Both bedrooms 2 and 3 have built in robes, ceiling fans for all year comfort. The master retreat is a huge airconditioned room with plenty of robe space, a beautifully appointed ensuite and private balcony to sit back and enjoy your morning coffee and take in the water glimpses across the Maroochy River. Whether you are looking for a fantastic downsizing option, or a strategic investment in the heart of the thriving new Maroochydore riverfront precinct, you will be hard pressed to find a better opportunity anywhere. Zoned high density with a 25m build height, hold now and take advantage of future development opportunities. For those savvy investors or anyone looking for an extended family living scenario, there is even the opportunity to purchase both Duplexes!

**\*3 Bedroom, 2 Bathroom Duplex With Lock Up Garage + Car Park\*  
\*Set on A 526m2 High Density Allotment With A 25m Height Allocation\*  
\*Opportunity To Buy Unit 2 Or Purchase Both Exceptional Duplexes\*  
\*Super Low Body Corporates Under A Small Scheme Setup\*  
\*Blue Chip Location With Water Glimpse To The Rear\*  
\*Large Private Low Maintenance Courtyard All within easy walking distance to the River, Surf Beaches, CBD, Cotton Tree, Plaza and so much more!!**