

2/231 Broadwater Avenue West, Maroochydore, Qld **heart & sold**

4558

Townhouse For Sale

Sunday, 22 October 2023

2/231 Broadwater Avenue West, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 158 m2

Type: Townhouse



MADI WILLIS



Simon Willis

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Guide \$750,000

Introducing a Single-Level Duplex at 2/231 Broadwater Avenue West, Maroochydore Location is Key! Situated in the serene enclave of 2/231 Broadwater Avenue West, Maroochydore, this single-level duplex offers the ideal blend of tranquillity and accessibility. Nestled away from the hustle and bustle, yet incredibly close to all the Sunshine Coast has to offer, this property is a true gem.

Key Location Highlights:- Only 200 meters from the picturesque Maroochy River, perfect for leisurely strolls, stand up paddling and waterside enjoyment.- Walking distance to Fishermans Road Markets for lazy Sunday browsing- A mere 500 meters to the nearest boat ramp, ideal for boating enthusiasts.- Just a 7-minute drive to the vibrant shops and delectable restaurants in the heart of Maroochydore - A short riverside bike ride to the pristine beaches, Maroochydore Beach and the café hive in Cotton Tree This property offers more than just its fantastic location.

Property Highlights:- Private backyard, ideal for relaxing, quiet with plenty of room for pets- Enjoy the convenience of no body corporate fees, only sharing the cost of insurance, providing cost-effective ownership.- Boasting 3 bedrooms, 1 bathroom, and a single lock-up garage for a small car, this home offers practicality and comfort.- Off street parking- The kitchen has been thoughtfully renovated with stylish stone benchtops and modern appliances, enhancing both form and function. Great for entertaining friends.- Relish in the expansive undercover entertainment area, ideal for gatherings with friends or peaceful moments with a good book.- The fully fenced and private backyard with also has a large garden shed - The modern exterior, rendered to perfection, lends the property a contemporary and appealing aesthetic.

INVESTORS DREAM:For savvy investors, this property has an impressive track record. Currently operating as a thriving Airbnb, it boasts forward bookings and anticipates a bustling season ahead. With a gross income of approx. \$50,000 last year and even higher expectations for this year, this property presents a lucrative investment opportunity. Option available to purchase the furniture.

Don't miss your chance to experience the allure of this single-level duplex that perfectly balances easy living and a promising investment. Contact us today to schedule a viewing and secure your piece of Sunshine Coast paradise.

Please note: Whilst all due diligence has been taken in the preparation of this document Heart and Sold can attach no guarantee regarding the contents and recommend purchasers conduct their own enquiries.