

2/76 Duporth Avenue, Maroochydore, Qld 4558

CENTURY 21

Apartment For Sale

Saturday, 13 January 2024

2/76 Duporth Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



GRANT SMITH

0410212121



SEAN HARDING

0410212121

Auction

Situated on the foreshore of the aquatic paradise, Maroochy River, this ground floor apartment sits front and centre to magical vistas over the waterways of Maroochydoore. One of only 8 units in one of the last remaining original buildings on the riverfront, this first time opportunity in 24 years should be optimized by savvy and lucrative investors. In near original condition, there is no doubt that potential and location are key attributes in this rare and unique waterfront opportunity. Ideal for a weekend escape, air BnB or land banking for the future, this ground floor apartment highlights the desired northerly aspect. Offering a block construction, this is the ideal investment or holiday apartment or just simply a place to relax, unwind and capture the ever changing waterscape. The property can be accessed from the waterside or through the second bedroom that could ideally be utilized for bunks or even a home office, while the main bedroom features a bank of triple door slider cupboards. The open plan living area is to the rear of the home, with a full glass wall of windows and sliding doors framing the waterway and the common use jetty for the eight residents. Enjoy paddle boarding, fishing, crabbing, jet skiing or boating, all at your doorstep and only moments to Ocean Street, Cotton Tree and the new Maroochydoore CBD. Opportunities like this are scarce and rarely become available, so now is your time to capitalize on this unique waterfront opportunity! - Two Bedrooms Or One Bedroom + Office With Built Ins - Ground Floor Unit With No Stairs - Eight Units In The Complex - Impressive Waterfrontage To Maroochy River - Common Use Jetty To Residents - Enjoy Stand Up Paddle Boarding & Fishing From Your Backdoor - North Facing Aspect - Private Drive Access - Opens Onto Common Area Grassed Yard - Near Original Condition Apartment - Open Plan Living With High Ceilings - Timber Floors - Galley Kitchenette - Ceiling Fan To Master - Separate Bathroom - Single Carport - Current Rental Appraisal \$550.00 Per Week (Permanent Fixed Term) - Easy Access To Maroochydoore CBD - Walk To Ocean Street & Cotton Tree Under instruction to be SOLD by executors, this outstanding waterfront opportunity will be SOLD! AUCTION TERMS 5% Deposit 30 Day Settlement Or 14 Days from issue of probate, whichever is the later. BODY CORPORATE: \$2613.00 SINKING FUND: \$17,313.00 As At 15.12.23