

**20/33-35 Cootamundra Drive, Mountain Creek, Qld
4557**



Unit For Sale

Thursday, 18 April 2024

20/33-35 Cootamundra Drive, Mountain Creek, Qld 4557

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Unit



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Auction

Welcome to townhouse 20 in the highly sought after "Commodore Court" complex, where you'll enjoy a high-quality low maintenance lifestyle coupled with an unbeatable central location, within walking distance to local cafes, shops & only a short bike ride or drive to Mooloolaba's "World Class" beaches. Ideally positioned in the complex overlooking the neighbouring parkland & river frontage, providing a beautiful & private outlook to enjoy your morning coffee or perhaps a BBQ entertaining friends & family after a long week of work. Experience the outdoor lifestyle with easy access to the Mooloolah River. Start your kayak or stand-up paddleboard adventure straight from your own backyard and explore the lively waters of Mooloolaba. Additionally, your private riverfront beach offers a perfect spot to relax, cast a line, and enjoy a peaceful fishing outing. Bright & airy in all aspects of its design, this townhouse has a thoughtful & practical layout. The townhouse includes 2 bedrooms, both complete with built-in robes, spacious main bathroom with separate laundry & toilet, open plan kitchen/living/dining complimented by high ceilings which are enhanced by its flowing layout directly to your private outdoor courtyard. The townhouse also features a rare single lock up garage with internal access. Investors will benefit from the high demand area with attractive rental yields & short days on the rental market. Equally owner occupiers have the benefit of moving into a fantastic property in due course and begin reaping the lifestyle advantages. Features we love:

- Peaceful outlook over neighbouring park
- Private courtyard - Perfect for those that like to entertain
- Super affordable body corporate fees
- Open plan kitchen/living/dining room w/ catapulted ceilings
- 2nd bedroom features a "wall bed", perfect for those that need a home office without sacrificing a place for guests to stay
- Single lock-up garage w/ internal access & built in collapsible ladder to roof storage
- Renovated over the last few years - Ready to move in and enjoy
- Solar system installed
- Walking distance to Brightwater shopping centre including ALDI, cafes & restaurants.
- Direct River access to launch a kayak, SUP or cast a line to catch dinner
- 7 minute drive to Mooloolaba Beach or 12 minute bike ride
- Central location with easy access to Kawana Way, Sunshine Motorway & Bruce Highway

This townhouse offers a tranquil and relaxed lifestyle in an emerging hotspot location, perfect as a place to call home or a worthy addition to any investment portfolio. PLEASE NOTE: Photos used in this advert are not current and were taken previously before coming to market.