

**27/38 Maloja Avenue, Caloundra, Qld 4551**



**Apartment For Sale**

Friday, 8 March 2024

27/38 Maloja Avenue, Caloundra, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Yianni J. Mooney  
0420300977

## Offers Over \$1.3M

Yianni Mooney Property proudly presents to the market 27/38 Maloja Avenue, Caloundra. This is your opportunity now to enter the highly sought after Sunshine Coast lifestyle. Absolute waterfront - unlimited views - stunning location. We welcome you to 27 'Watermark Apartments'. What a location, boasting fabulous ocean views from the main kitchen hub, living room and balcony, this third floor, dual key apartment brings the turquoise waters of Pumicestone Passage Marine Park and the northern end of the crisp white sands of Bribie Island directly into your living room. This superb 168sqm stylish waterfront residence boasts three bedrooms and two bathrooms, showcases an exclusive spacious and private rooftop terrace - this is the perfect addition to any property portfolio. Stylishly refurbished and generous living areas, this apartment features classic tiles and quality carpets. The first large bedroom with ensuite bathroom, has the ideal aspect with water views from its own private balcony. The other two large bedrooms boast large panes of glass windows, where the constant flow of sea breezes waft in, and never ending light is filtered. Elevators provide access from the carpark right to your front door. This is the perfect investment strategy. Take advantage of strong year-round rental returns with dual key conversion - utilise the two bedrooms and one bathroom layout as a separate residence, and the one bedroom, one bathroom layout as an additional residence and capitalise on income all while you are on holiday. Or, use all three bedrooms for all the family to holiday or call home. The laid-back beach life that most only dream of, couldn't get much better than this - a heated swimming pool, two additional pools, and a year-round hot spa - all this overlooking that sensational seascape of the Pacific Ocean shipping lanes and the family friendly shoreline and still waters of Bulcock Beach - you'd be excused for feeling you are on holidays all year round - 'Watermark Apartments' has it all. Within just moments' walk to the patrolled surf at Kings Beach and Caloundra's vibrant CBD, with its local retail shopping precinct, this idyllic location is walking distance to everything you need - supermarkets, retail shops, cafes and restaurants are all just moments away. No need for a car here at all. A private boat jetty directly on the Pumicestone Passage allows for easy access to enjoy your favourite water sport - whether it's fishing, kite surfing, surf skiing or paddle boarding, there is easy direct access to the pristine waters of Bulcock Beach. This absolute waterfront location offers an excellent beach lifestyle with its functional and relaxed layout. Ideal for an investment or affordable living in a premier location - no roads in front of the resort - water at your fingertips. Use as a weekend getaway, return solid income or use as your own residence - the choice is yours. There is nothing left to do - just move in and enjoy. What we love about the property:- Prime absolute waterfront location- Beautiful ocean views - sought after 'Watermark Apartments'- Immaculate and beautifully renovated three bedroom apartment- Perfect dual key real estate - capitalise on two separate configurations- Two bedrooms, one bathroom - one bedroom, one bathroom- Receive excellent investment returns or make it your own home- Exclusive spacious and private rooftop terrace- Air-conditioning and ceiling fans throughout- On-site management - all furniture included in sale- Heated pool, hot spa, waterfront boardwalk- Minutes' walk to supermarkets, beaches, cafes and restaurants- Suit investor, weekender, or sea-changer - move in, nothing to do- 15 minutes\* to the Sunshine Coast University Hospital- 25 minutes\* to the Sunshine Coast Airport- 60 minutes\* to Brisbane International Airport Should you require any further information, please call Yianni on 0420 300 977\*approximately

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.