

# 3/11 Advance Place, Sunrise Beach, Qld 4567

## Townhouse For Sale

Sunday, 3 March 2024

JEFFRIES  
PROPERTY GROUP

3/11 Advance Place, Sunrise Beach, Qld 4567

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 228 m2

Type: Townhouse



Jesse Malthouse



Lucas Jeffries  
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## Offers Over \$829,000

First home? Low maintenance investment in a prime locale? Our instructions are clear, to present all offers and sell this fantastic property on to it's next lucky owners! Don't miss out! Nestled backing onto nature, this raised standalone townhouse features a fully operational, easy-to-care-for yard, It presents a superb investment prospect or a promising entry point into homeownership. With two bedrooms boasting built-in robes and a shared bathroom downstairs, the upper level welcomes you to an airy open kitchen/living/dining space flooded with natural light. Enjoy leisurely moments on the undercover balcony. Additional perks include a convenient powder room upstairs and utility/garage space downstairs for universal purposes. A prime location only minutes walk to Sunrise shops, local schools, amenities and sunrise beach. Stand alone townhouses with this privacy and proximity, don't come up very often. See you at the open! Some features we love:~ Two generous sized bedrooms with built in robes and ceiling fans~ Open plan living, dining and kitchen areas~ Outdoor balcony looking out to nature reserve~ 3 x Split system aircon's~ Low maintenance garden and outdoor space~ Plenty of space being the last townhouse~ Lock up garage OR multi purpose room~ Security screens through out the home~ Low body corp fees~ 4 minute walk to Sunrise shops, Sunshine Beach schools~ Moments to Sunrise Beach, local cafes & amenities