

3/134 Broadwater Avenue, Maroochydore, Qld 4558

CENTURY 21

Sold Unit

Thursday, 22 February 2024

3/134 Broadwater Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



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\$660,000

Positioned just one block from the majestic Maroochy River is this top floor apartment in a small established complex of only three; spacious and light filled with an exclusive north-facing deck, this is one for the lifestyle and location-driven owner-occupier or investor! Complete with three bedrooms, one bathroom, central kitchen, open plan living flowing onto the deck, separate laundry, and onsite parking bay for one car plus plenty of off-street parking; this is the perfect size for a single or couple, and the apartment occupies the entire floor, enhancing privacy. Built-in robes in all bedrooms, separate shower and bath, ceiling fans, security screens, and shade sail over deck are existing features. Although in mostly original condition, it has been well maintained and is comfortable and liveable 'as is' – with potential to update over time. With only three in the complex and tucked away from the traffic along busy Bradman Avenue – it is much quieter than many others so close to the river. A solid brick and tile building, maintenance is minimal, body corporate fees are low, and there is a grassy communal backyard. Just footsteps to the river – there'll be no excuse not to keep fit and active and embrace the sunshine. Walk or cycle along the riverfront, pack a picnic, throw a line in at the Cod Hole – a well-known fishing spot just around the corner, hire a tinny from Swan Boat Hire, have brunch at one of the local cafes, what about an ice-cold beer at the Maroochy Bridge Hotel, all this is virtually on your doorstep. Maroochydore's major amenities such as Sunshine Plaza, SunCentral CBD, Ocean Street entertaining and dining precinct, and patrolled beach and surf club are less than a 10-minute drive; and the Sunshine Coast Airport is 7-minutes, with quick easy access to the motorway bridge. This is your chance to invest in a prime location just a stone's throw to the water's edge. Investors can look forward to high occupancy rates and attractive returns; owner-occupiers can look forward to a Sunshine Coast lifestyle to savour.* Top Floor Apartment Just Footsteps To River* Quiet Complex Of Only 3, Low Body Corporate* Mostly Original But Comfortable Condition* 3 Bedrooms With Built-Ins, Open Plan Living* Separate Bath & Shower, Functional Kitchen* North Facing Timber Deck With Shade Sail* Single Parking Bay + Plenty Of Off-Street Parking* Walk To River, Cafes, IGA, Tavern, Bus Stop* Just Minutes To Beaches, Plaza, Airport* Location, Location, Location!!