

3/15 Fifth Avenue, Cotton Tree, Qld 4558

AMBER WERCHON

Townhouse For Sale

Monday, 10 June 2024

3/15 Fifth Avenue, Cotton Tree, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 111 m2

Type: Townhouse



TerriAnne Murray
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Todd Forrest
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New to Market

Amber Werchon Property proudly presents to the market 3/15 Fifth Ave Cotton Tree, perfect for those that enjoy beachside living or a sporty environment. This two-storey, two-bedroom townhouse is located in the heart of Cotton Tree and surrounded by all you could want to support an active lifestyle. Right across the street is the rugby union oval, tennis courts as well as lawn bowls. The Cotton Tree Swimming Pool is just a short walk away and of course the stunning Maroochy River and Cotton Tree Beach are just a quick walk down the road. Simply grab your surfboard, towel or tennis racquet and enjoy all the benefits of this fabulous location, or grab a cup of your favourite brew at many amazing cafes around the corner. Set in a complex of just 15, this two-storey townhouse offers open-plan living with a functional floor plan. The current owners love that it is situated in a small and quiet complex with low body corp and very well maintained gardens. Enter via the tranquil entrance by the pool into a great size open plan air conditioned living room. You will be greeted by timber floors and floor plan that flows effortlessly into the lounge kitchen area. Some features of this great property include -- Open plan living/dining with air-conditioning- Kitchen with stainless appliances inc dishwasher- Master bedroom with air-conditioning, balcony access, built in wardrobe and access to the walk through bathroom- Second bedroom with built in wardrobe, air-conditioning and access to the walk through bathroom- 2 Separate toilets, one upstairs and one downstairs- Separate laundry- Private exclusive courtyard- Double lock up garage with automatic doors in secure basement.- Easy access to the complex swimming pool- Low Body Corp Fees - \$3250 per annum- Rates - \$2100 per annum For those looking to add to their property portfolio, downsize or start out, this townhouse will definitely make the shortlist thanks to its location! Not only is it close to the Maroochy beach, river and the new Maroochy CBD, but this townhouse is also on its periphery ensuring a great investment for the future. This is an opportunity you do not want to miss out on. Call Terri-Anne or Todd today!