

**3/205 Bradman Avenue, Maroochydore, Qld 4558**



**Unit For Sale**

Friday, 1 March 2024

3/205 Bradman Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 114 m2**

**Type: Unit**



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COREY PAYNE PAYNE

## FOR SALE

Presenting this immaculately renovated north-facing apartment, which presents an unparalleled display of magnificent sweeping river views, creating a breathtaking backdrop. Positioned ideally for avid anglers or water enthusiasts, residents enjoy exclusive access to a private jetty and the iconic boathouse located just opposite. The apartment is bathed in abundant natural light and refreshing breezes, freshly renovated featuring two bedrooms, two bathrooms, a central kitchen, open-plan living and dining area seamlessly flowing to a balcony, a separate laundry, and a single lock-up garage with an additional on-site parking space. Existing features include ceiling fans, a shower over the bath in the main bathroom, security screens, and hybrid in the bedrooms and lounge. With its low body corporate fees and a pet-friendly policy (pending body corporate approval), this residence distinguishes itself as a unique find on Bradman Avenue. Residents have the privilege of enjoying a private jetty and a charming fishing shack/boathouse, offering an idyllic setting for savouring wine and cheese while taking in the breathtaking sunsets. Situated within walking distance to the river and expansive waterfront walking/cycling paths, as well as IGA, local shops, cafes, and public transportation, the location is exceptionally convenient. Quick and easy access to the motorway facilitates seamless travel north and south, with Sunshine Plaza, SunCentral CBD, the airport, and beaches all within 5-10 minutes. This vacant property is ready for immediate occupation, fully-furnished making it an excellent opportunity for prospective buyers. Summary of Features:- North-facing with sweeping river views- Renovated riverfront apartment- 2 bedrooms, 2 bathrooms, 2-car accommodation- Open-plan living- Covered balcony for admiring the vista- Abundant light and cooling breezes- Low body corporate fees- Exclusive use of jetty and boathouse- Walking distance to river, cafes, shops, and bus- Quick and easy access to the motorway