

**30/23 Arwen Street, Maroochydore, Qld 4558**



**Townhouse For Sale**

Thursday, 13 June 2024

30/23 Arwen Street, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jules Johnson  
0451647390

## New to Market

Fresh to the market, and just a year young, 30/23 Arwen St is designed to captivate first-time buyers, homeowners, and savvy investors. Positioned to perfection, it showcases breath-taking north-facing panoramas of majestic Mount Coolum, setting the stage for new beginnings. Step inside to discover a thoughtfully crafted lower level, hosting two bedrooms and two bathrooms, a single lock-up garage and convenient laundry facilities. Both bedrooms feature cooling ceiling fans, while the master retreat boasts the luxury of split-system air-conditioning and seamless access to a private courtyard through sliding stacker doors. Ascend to the upper level, where an expansive open-plan living space awaits, bathed in natural light and exuding a sense of airy sophistication. The heart of the home, a designer kitchen, steals the spotlight with its sleek stone benchtops, chic two-tone cabinetry, and a grand splashback window illuminating the space. But the real showstopper? That's the spacious covered balcony, where you can soak in the stunning mountain vistas with a glass of wine in hand.

Features:

- 2023 architectural build
- Large north facing covered balcony overlooking Mount Coolum
- High-end kitchen with large splashback window and stone top Island bench
- Two modern bathrooms
- Private courtyard off the master suite and laundry area
- Air-conditioning and ceiling fans
- Single lock-up garage
- 5.2% Rental yield
- Low Body Corp Fees
- Eligible for the first home buyer stamp duty concession
- Steps from Maroochydore's new CBD and 2km to the Sunshine Plaza
- 6km to SC Airport, 1.5km to Mooloolah River and 3.5km to Cotton Tree Beach

With the increasing appeal of low-maintenance living, this property presents an attractive opportunity for both owner-occupiers and investors, given its low Body Corporate fees and 5.2% rental yield. Register your interest with Jules today before the market snatches this one away. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.