

331 Bradman Avenue, Maroochydore, Qld 4558



Sold House

Thursday, 17 August 2023

331 Bradman Avenue, Maroochydore, Qld 4558

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



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0753546012

\$1,080,000

Pictures attached are the artist's impression of the proposed development - The original home is being sold with the development approval already in place - See below 331 Bradman Avenue, Maroochydore QLD: A Canvas for Your Vision. Nestled in the heart of Maroochydore's most sought-after locale, 331 Bradman Avenue presents an exceptional opportunity for astute buyers with a creative flair. This expansive property, boasting a generous land size and a prime position, offers the flexibility to either renovate the existing house to your unique specifications or embark on a fresh journey by developing a new pair of duplexes.

Key Features:

- Renovation Potential:** The existing house stands as a testament to the craftsmanship of yesteryears, providing a solid foundation to reimagine and transform into your dream coastal home. The possibility of modernising its features and layouts, while retaining the charm of the original design, opens up endless avenues for personalisation.
- Development Possibility:** For those envisioning a more contemporary living space, this property offers the rare potential to construct a pair of stunning duplexes. Capitalise on the strategic location, maximise the use of space, and create a unique residential haven that perfectly complements the coastal lifestyle.
- Premier Location:** Positioned along the renowned Bradman Avenue, this property captures the essence of Sunshine Coast living. With convenient access to Maroochy River, local amenities, shopping precincts, and picturesque beaches, you'll relish the unparalleled lifestyle on offer.
- Scenic Views:** Depending on your vision, the new dwellings could potentially capture serene water views or scenic vistas of the surrounding landscape, adding a touch of tranquillity to your everyday life.
- Abundant Space:** Spanning across an impressive land size, this property grants you the freedom to explore creative landscaping ideas, outdoor entertaining spaces, and lush gardens that harmonise with the coastal surroundings.
- Investment Potential:** Whether you choose to rejuvenate the existing structure or embark on a development project, this property is a golden opportunity for investors to tap into the strong demand for well-located residences in Maroochydore. Embrace the boundless potential that 331 Bradman Avenue, Maroochydore QLD, holds within its embrace. The choice is yours - a carefully crafted renovation or the birth of a new architectural masterpiece. Seize this chance to shape your future in one of the Sunshine Coast's most sought-after locales.

For more information, to arrange a viewing, or to discuss your vision for this remarkable property, please contact Dan McNamara - 0458010889

Located nearby you will find easy access to:

- Sunshine Plaza
- Cotton Tree beach
- Highly anticipated Maroochydore CBD renewal area
- Local fresh food markets
- Surf beaches
- Boat ramp
- Local cafes & state of the art eateries

Auction: Thursday 7th March - Registration Open from 5pm

Venue: The Lakehouse Sunshine Coast - 15 Freshwater Street, Mountain Creek

See description below for the proposed "Estillo" development. "Estillo" Spanish definition of style. A refreshing addition amongst an already established area, Bradman Avenue Maroochydore. Creating synergy between landscape, lifestyle & purpose. Designed & developed by award-winning constructors Palm View Developments. The Estillos evoke a tranquil feeling using raw materials, texture, contours & light. The entire 259m² of this build has been designed specifically to meet the needs of those looking for that coastal lifestyle change without sacrificing sophistication nor style. Every space features unique defining finishes that emulate a sense of home. Upon entering the Estillos you are immediately taken to a place of peace & harmony. Effortless flow from front to back with hints of Caribbean architecture whilst a modern coastal inspiration emulates throughout. Soaring ceilings, archways, floor to ceiling glass and an exquisite spiral staircase taking centre stage - No area of this build has been overlooked with meticulous attention to detail taking precedence throughout.

Entryway - Comprising rendered breezeblock, rounded stepping stones leading you to your large glass entry.

Kitchen - Uninterrupted "Cumulus Stone" benches softened by the warm timber elements of the natural look cabinetry finished with brass accents, integrated Miele refrigerator, fluted rangehood and pyrolytic wall hung oven.

Dining area - Double height ceilings leading to the stunning spiral staircase taking centre stage, this area flows easily to the outdoor entertainment space complete with plunge pool and outdoor shower.

Garage - Polished concrete flooring and aluminium timber look panel lift door.

Guest suites - The two guest beds feature custom made joinery, interconnected ensuite, ceiling fans, usb ports, zoned ducted aircon throughout.

Interconnected ensuite - Floor to ceiling artisan tiles, custom joinery, brass fixtures, integrated toilet and raw finish inspired flooring.

Master Suite - The master suite features custom made joinery including built in bed board, glass/brass mood lighting wall sconces, ceiling fans, usb ports, zoned ducted aircon throughout with generous walk in closet.

Master ensuite - Floor to ceiling artisan tiles, custom joinery, brass fixtures, integrated toilet, free standing bath, fluted glass shower screen, rain shower heads with separate handheld shower rose and raw finish inspired flooring.

Rooftop terrace - The rooftop terrace emulates the sense of the coastal lifestyle taking advantage of the stunning water views located directly opposite Maroochy River.

Storage - Storage has not been overlooked with multiple storage areas throughout. All due care has been taken to accurately describe the above

mentioned property - All interested parties are encouraged to perform their own due diligence to ensure this purchase suits your needs. Auction: Thursday 7th March - Registration Open from 5pm Venue: The Lakehouse Sunshine Coast - 15 Freshwater Street, Mountain Creek