

**3310/3 EMPORIO PLACE, Maroochydore, Qld 4558**



**Unit For Sale**

Friday, 26 April 2024

3310/3 EMPORIO PLACE, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Unit**



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## Contact Agent

Located in the heart of thriving Maroochydore CBD, this immaculate dual key unit is the smart choice for the savvy investor, entry level home owners, downsizers, or regular visitors to the Sunshine Coast. Featuring two separate one bedroom, one bathroom units, each with their own entrance, this property represents a fantastic opportunity to make your money work for you.

**UNIT A:** - One bedroom, one bathroom unit - North-East facing Balcony with serene leafy outlook- Split System reverse cycle air conditioner with ceiling fans- Spacious bedroom with extra large built-in robe- Modern kitchen with stone benches, dishwasher and stainless steel appliances- European style laundry along with loads of storage- Single car space & secure lock up storage- Currently tenanted until 03/12/24

**UNIT B:** - Fully furnished, one bedroom, one bathroom unit - Split System reverse cycle air conditioner with ceiling fans- Spacious bedroom with large built-in robe- Modern kitchen with stone benches, dishwasher and stainless steel appliances- European style laundry along with loads of storage- Single car space & secure lock up storage- Currently Airbnb with forward bookings (option to cancel bookings if required)

**COMPLEX:** - Two lifts and Intercom system to the units- Resort style lap pool, spa, BBQ area, cinema, and gym- Pet friendly complex- Broadband Internet Access/NBN available- Secure designated underground car park with lockable storage, bicycle cage and 2 car wash bays- Adjacent Sunshine Cove waterway and riverside walking paths - Pontoon for easy kayak or boat access

You can indulge yourself in everything the Sunny Coast has to offer being a short stroll from cafes, restaurants and Sunshine Plaza, and a short drive to the airport and a plethora of sun-drenched beaches. Being a dual key unit, the bonus with this property is that it attracts only one set of rates and body corporate fees. Get in touch now for a full breakdown of financials and to arrange your inspection of this incredible investment opportunity.