

**337 Bradman Avenue, Maroochydore, Qld 4558**

**AMBER WERCHON**

**House For Sale**

Thursday, 13 June 2024

337 Bradman Avenue, Maroochydore, Qld 4558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 774 m2**

**Type: House**



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## Contact Agent

With only a handful of homes left along Bradman Avenue, this offering of 774m<sup>2</sup> land parcel – zoned medium density residential, and backing onto expansive sporting fields, boasting a perfect prized northerly aspect with river and parkland views, and located diagonally opposite boat ramp; is a blue-chip slice of premium Sunshine Coast property! There is an existing lowset, comfortable liveable dwellings onsite, currently tenanted, that can be retained for income stream by land-banker, and the zoning also offers the clear possibility of redevelopment, subject to council approvals. The lifestyle-driven buyer who enjoys boating and fishing, could knock down existing dwellings and build a magnificent riverfront home on a huge double block, with no fear of overcapitalising! The location is lifestyle-nirvana – directly opposite a leafy verdant riverfront off-leash dog park, metres to boat ramp, and walking distance to local shops, bus, and miles of walking/cycling tracks along the river. Quietly observe the anglers, boaties, paddleboarders, kayakers, and families picnicking by the water, as you take a daily stroll along the riverfront; savour the fresh air, soak up the gentle breezes, as you admire the majesty of the sparkling Maroochy River, a natural treasure, one of the Sunshine Coast's most loved and most iconic waterways - a place of leisure and immense beauty, a place where people come together, a place of historical significance, and ecological importance. With quick easy access to the motorway bridge, the Sunshine Coast Airport is only a six-minute drive, and Maroochydhore's major amenities including Sunshine Plaza, SunCentral CBD, Ocean Street dining and entertainment precinct, schools, medical/commercial. Within minutes of the the renowned Cotton Tree, Alexandra Head & Mooloolaba local swimming and surfing beaches are within 7-10 minutes, or 30 minutes to Noosa beaches' the location is perfect! This is a winning location in every sense – a riverfront quinella, it's the ultimate property jackpot for the successful purchaser who not only has several viable options to consider but will be holding onto one of Bradman latest parcel. Contact Agent to express your interest.

- Blue chip 774 m<sup>2</sup> riverfront development site with lowset home
- Land Zoning is Medium Density Residential
- Directly opposite parkland & Maroochy River
- Backs onto expansive multi-sports fields
- Metres to boat ramp, dog-park opposite
- Two of only a few remaining undeveloped sites
- Walk to river, cafes, local shops, bus, markets
- 5-10 minutes to airport, Plaza, CBD, beach
- Landbank, redevelop, or build lifestyle home
- RARE opportunity – invest in PRIME location!