

# 35/291 Gympie Terrace, Noosaville, Qld 4566

## Unit For Sale

Sunday, 26 May 2024

35/291 Gympie Terrace, Noosaville, Qld 4566

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 114 m2

Type: Unit



Sam Plummer  
0754555340



Angela Wood  
0754555340

## Buyer Interest \$1,295,000

Located in arguably the most desirable part of the Noosa River locale, offering fabulous river views and on the doorstep to an array of cafes, restaurants, and boutique shops. Enjoy a long leisurely walk along the Noosa River foreshore or catch the ferry across to iconic Hastings Street and Noosa Main Beach. Surrounded by other quality properties in a highly sought-after area, this unit offers fantastic central accommodation, in a beautifully maintained, secure complex. Its 3rd floor position provides an abundance of natural light and added privacy. The interior design is modern, tasteful and features a neutral palette. The gourmet kitchen offers quality appliances, an abundance of cupboards and stone bench-tops. The spacious, open plan living and dining area, with air conditioning, extends to an outdoor terrace, taking in the views of the stunning Noosa River and resort pool. On a quiet night the waves on Noosa Main Beach can be heard. Take a dip in the pool or enjoy an afternoon drink, while admiring the incredible sunsets. Offering two spacious bedrooms, both with ceiling fans, split system air conditioners and built in robes. The master is complete with ensuite. The central bathroom has a bath, and the laundry is conveniently located separately. You will love the resort style pool with waterfall feature, surrounded by lush tropical gardens. Secure undercover single car parking and storage also provided. Currently utilized for both holiday letting and personal use, this outstanding fully furnished property will suit either the investor, owner occupier or holiday maker. Do not miss this excellent opportunity to purchase.

- Quality holiday complex comprising of 48 apartments
- Construction is concrete block rendered with tiled roof
- Single level living, located on the 3rd level with views overlooking the resort pool and Noosa River
- Spacious open plan living, kitchen and dining with sliding doors to the covered outdoor alfresco area
- Kitchen has stone benchtop, Euromaid cooktop and oven, and new Whirlpool dishwasher
- Ceiling fans through dining and living area plus split system air conditioner
- Guest bedroom on with air conditioner, ceiling fan and robe
- Master bedroom with air conditioner, ceiling fan, robe and ensuite
- Central bathroom with bath
- Walk, take a Ferry or easy bus ride to Hastings St and Noosa Main Beach
- Single undercover allocated car space with internal access
- Beautifully maintained resort with on site management
- Resort pool – chlorinated salt water with BBQ facilities
- Compliant smoke alarms
- Easy walk to river, shops & restaurants
- 5-minute drive to Hastings Street and Noosa Beach

Council Rates: \$3038.00 p.a. approx. Rental Return: \$1100.00 per week approx. Holiday Let – Income information supplied upon request Body Corporate approx. \$6963.00 Buyer Interest \$1,295,000.00 Agents: Sam Plummer 0412 585 494 Angela Law 0407 147 521