

**40/1-3 Buderim Avenue, Mooloolaba, Qld 4557**

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## **Apartment For Sale**

Friday, 17 May 2024

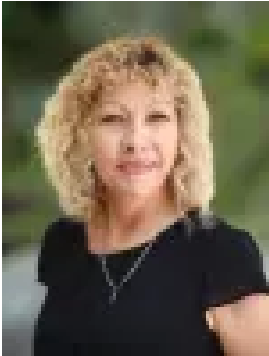
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rosemary Mellish  
0408674279

## Low-Mid 1 million

Don't miss out on this opportunity to invest in one of the most tightly held lifestyle complexes in Mooloolaba. First time offered in 32 years. This awesome apartment has all the elements to provide a valuable asset for the astute investor, promising an unrivaled experience with breathtaking ocean views for downsizers and holidaymakers. Here's your chance to secure an apartment in the most sought after 'tower' in the iconic Osprey building on Mooloolaba's foreshore. The highly reputable Osprey complex boasts a large resort style swimming pool, children's pool, spa, BBQ pavilion and fully equipped gymnasium. Set in the most select location, with sweeping views from Noosa to Point Cartwright lighthouse and directly across the road from Mooloolaba beach, renowned as Mooloolaba's flagship this well managed complex is only a short scenic stroll to the Mooloolaba Esplanade for fine dining, cafes, boutique shopping and swimming at the famous patrolled beaches of Mooloolaba. Osprey apartments have long been a favourite holiday destination for those wanting a spacious and well-appointed resort lifestyle with all of the facilities you would expect and just footsteps from the white sands of Mooloolaba beach. The apartment has been freshly re-painted, presenting a blank canvas ready for you to add your own furnishings. Open plan, light and bright third floor apartment with stunning north easterly aspect. Public Transport infrastructure is close by with buses only a short walk away and only 14 minutes to the Sunshine Coast Airport and 1 hour to Brisbane International Airport. Apartment features:

- Spacious northeast facing balcony with stunning ocean views
- High holiday rental returns
- Second balcony with direct access from bedroom 2
- Floor to ceiling glass sliding doors and with plenty of windows to maximise natural light
- Three good sized bedrooms and 2 spacious bathrooms
- Master suite with ensuite and walk-in robe
- Functional kitchen with electric appliances & dishwasher
- Separate laundry with balcony access
- Main bathroom with separate shower and bath
- Video Intercom system to apartment
- On-sight management
- 150m to Mooloolaba esplanade, patrolled beach and entertainment precinct
- Heated resort style pool and spa
- Well-appointed gymnasium
- BBQ areas and landscaped tropical gardens
- Secure undercover parking with room to provide a storage facility
- Lift from carpark directly to the apartment front door

This property is available to inspect by appointment only. If you wish to arrange an inspection time, please contact Rosie on 0408674279. Disclaimer: "Some images have been virtually staged to better showcase the true potential of rooms and spaces in the apartment."