

401/88 Duporth Avenue, Maroochydore, Qld 4558



Unit For Sale

Thursday, 30 May 2024

401/88 Duporth Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 329 m2

Type: Unit



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## Auction

This fourth floor riverfront residence in the newly built 'Lorient' building – one of a boutique, limited-edition collection of only 15, built by award-winning Mosaic Property in collaboration with acclaimed architects Bureau Proberts, offers a level of luxury and sophistication that will set the benchmark for high-end coastal living. Across 329m<sup>2</sup> this north facing, light-filled riverfront apartment showcases some of the most spectacular water views you will see anywhere – sweeping across the Maroochy River, the river mouth and beyond to the Pacific Ocean, encompassing local landmarks such as Goat Island, Chambers Island, Pin Cushion, and Mount Cooloom; it will truly take your breath away. The residence itself comprises private entry foyer (accessed via lift), three bedrooms with fully tiled ensuites, powder room, two separate living areas, built-in study nook, elegant kitchen with premium appliances, 4.4x6.8m front balcony to savour the spectacular vista, private balcony off two of the bedrooms, private balcony off second living area, and separate laundry. There is secure basement parking for three vehicles. Only the very finest of fixtures and fittings have been utilised including curated materials and bespoke pieces are featured throughout including square set ceilings, timber flooring and quality carpets with underlay, block out blinds, natural stone benches, soft close cabinetry, Gaggenau integrated appliances, Liebherr integrated pigeon pair refrigerator, brushed nickel tapware, zoned ducted air-conditioning (Wi-Fi controlled), audio-visual intercom and more (see Agent for complete Schedule of Finishes). Floor to ceiling oversized windows flood the residence with natural light as well as displaying the spectacular river, ocean, and coastal view; a vista that changes with the tides, the weather, and the seasons – fluid like the design inspiration for the building's striking aesthetics. From river to the sea, the outlook could not be more magnificent. Residents of this exclusive boutique community have access to onsite facilities including resort pool and spa, sauna, gymnasium, and pontoon. Entry is secure and gated, and with only 15 residences - privacy is maximised and noise minimised. Located within flat walking distance to Maroochydore Beach, Ocean Street dining and entertainment precinct, Sunshine Plaza, Maroochydore CBD, public transport, waterfront parks/playgrounds and picnic areas; plus, only 10 minutes' drive across the motorway bridge to golf, the airport, and dog-friendly beach – the lifestyle on offer is exceptional. Buyers in the prestige waterfront market will find this unsurpassed in terms of lifestyle, luxury, and location; Lorient truly has raised the bar to a level that is arguably the highest standard of its kind on the market to date...nothing compares.

Summary of Features:

- Luxury fourth floor riverfront living setting new standards
- Brand new Lorient development, exquisite riverside living
- 3 bedrooms, 3 fully tiled bathrooms + powder room
- Study nook, two separate living areas, high-end kitchen
- North facing balcony with breathtaking water views
- Private balconies at rear – views across city to Buderim
- Bespoke design, curated materials, first-class fixtures
- Zoned ducted A/C, timber flooring & premium carpets
- Basement parking for 3 cars, secure gated entry
- Communal pool, spa, gymnasium, sauna & pontoon
- Walk to beach, river, dining, shopping, CBD, transport
- Invest in a lavish waterfront lifestyle that is world-class

\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.\*