

# 44 Hinley Avenue, Maroochydore, Qld 4558

## House For Sale

Saturday, 3 February 2024

44 Hinley Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 506 m2

Type: House



Ross Cattle  
0410625758



Katie Davies  
0754782477

## **Auction**

In the vibrant heart of Maroochydore, an exceptional investment opportunity for the discerning buyer. This delightful two-bedroom cottage is ideally situated just a stone's throw from the burgeoning Maroochydore City Centre and the glistening Maroochy River, offering convenience and potential. Currently on offer for the first time in almost two decades, this property sits on a generous 506m<sup>2</sup> high-density zoned lot, providing an outstanding prospect for redevelopment. With the area's expansion and the proximity to Sunshine Plaza, schools, and public transport, this site is primed for those looking to invest in the promising future of the Maroochydore market. The house itself is neat with two well-proportioned bedrooms, a spacious lounge area and kitchen equipped with ample bench and cupboard space to cater to your culinary needs. A tidy bathroom with shower facilities and a separate laundry area enhance the practicality of this charming home. With just a 1.5km journey to the heart of Maroochydore city centre, and short strolls to local amenities and the river, this property is as much about location as it is about potential. Do not hesitate; this is a rare opening in a rapidly developing locale. Contact us to arrange an inspection of this beachside gem today and take the first step towards securing a lucrative investment in Maroochydore's thriving community.