

# 5/38 Cooinda Crescent, Maroochydore, Qld 4558

YOUR PROPERTY CO.

## House For Sale

Friday, 26 January 2024

5/38 Cooinda Crescent, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 151 m2

Type: House



Shannon Beavis  
0417715646



Caitlyn KentBrown  
0411507283

## Submit All Offers closing Tuesday 20th of Feb

The Property: This spacious three bedroom apartment, situated on a single level with access via one flight of stairs, offers a seamless blend of practicality and luxury within an open floor plan. The living spaces effortlessly connect, creating a dynamic layout that enhances connectivity and adaptability. Enjoy the enclosed sunroom for year-round retreats, regardless of the weather, and the sprawling balcony that perfectly balances indoor comfort with outdoor allure. But it's not just a great place to live; it's also a smart investment opportunity. With potential rental income, this apartment appeals to both savvy investors and owner-occupiers. This modern 3-bedroom apartment is designed for contemporary living, featuring thoughtful design, with all year-round usability. Its practicality, natural surroundings, and rental income potential make it a captivating prospect in the real estate market, catering to various preferences. Situated in a sturdy brick apartment block with only 6 units, this property promises durability and stability. Its prime location ensures easy access to nearby shops and schools, meeting everyday needs effortlessly. Plus, the beach and river are just a 5-minute drive away, providing quick escapes to nature's beauty.

What we love most: Inviting open plan layout ☑ Fully enclosed sunroom ☑ Expansive balcony spanning the majority of the unit ☑ Secure single lock-up garage & separate laundry ☑☑ Intimate complex with minimal outgoings ☑ Perfect positioning just minutes from the Maroochy River, Sunshine Plaza, and charming cafes ☑☑ A brief drive to the Sunshine Coast's most pristine beaches ☑ This exceptional residence goes beyond expectations, presenting a unique opportunity to elevate your lifestyle and secure a wise investment in one of the most sought-after locations. Don't miss your chance on this one.

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.