

**6/36 Buderim Avenue, Alexandra Headland, Qld  
4572**



**Sold Unit**

Thursday, 10 August 2023

6/36 Buderim Avenue, Alexandra Headland, Qld 4572

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Unit**



Brent Higgins

0754443455

**\$1,175,000**

Rarely offered, eagerly sought-after coastal living. Combining stunning views, a northerly aspect, spacious 3-bedroom/2-bathroom floor plan and coveted 2-vehicle lock-up accommodation with storage, "Esperance on Alex" demands your inspection. As you step into the living room of this apartment, you'll instantly experience the "on top of the world" sensation. Unrestricted views provide a stunning coastal and ocean vista extending all the way to Noosa Heads, with Mudjimba Island as the centrepiece. At this time of year, Humpback Whales are a frequent sighting. Maximising the highly desirable northern aspect, the apartment is flooded with natural light during the day, while the Maroochy Beach high-rises light up in the evening, providing the best of both worlds. In a tightly-held complex containing only 7 apartments, this property was designed primarily with the resident in mind. It includes a home-sized kitchen with stone benchtops, substantial living and casual dining areas, generous bedrooms and bathrooms and ample storage robes. The balcony provides for perfect outdoor entertainment and relaxation, taking advantage of the uninterrupted views. Internally, open-plan living and high ceilings enhance the feeling of abundant light and space. Ducted air conditioning, plantation shutters, a contemporary kitchen with stainless steel appliances and a separate laundry ensure a very comfortable lifestyle. The master suite features a generous ensuite bathroom with a separate private balcony. The apartment is immediately positioned adjacent to a traditional lock-up garage with internal access and also incorporates a second secure garage and large lockable storage area within the complex's basement car park. The location is a real gem and very few buildings have the elevation to take in such expansive ocean views. Everything Alexandra Headland and Mooloolaba have to offer is within walking distance, with both beaches, shops and cafés just a few minutes' stroll away. For discerning buyers who like to travel frequently or are looking to downsize to almost zero maintenance, this is an excellent option.

**Key Features:**

- Well-appointed apartment in the tightly-held "Esperance on Alex" complex
- Open-plan, tiled living area with beach views as far as the eye can see
- Contemporary kitchen with stone bench tops, plenty of storage space and stainless steel appliances, including a dishwasher
- Master bedroom with built-in wardrobes, ensuite and private balcony
- Two additional bedrooms with plantation shutters
- Spacious second bathroom to service the extra bedrooms
- Separate, internal laundry
- Two lock-up garages with remote access
- Security screens throughout
- Ducted air conditioning for year-round comfort
- Secure building with intercom access
- Alex and Mooloolaba beaches, shops and cafés at your doorstep