

6/70-72 Sixth Avenue, Maroochydore, Qld 4558

AMBER WERCHON

Townhouse For Sale

Wednesday, 17 January 2024

6/70-72 Sixth Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 108 m2

Type: Townhouse



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Please Contact Agent

Amber Werchon Property presents to the market, 6/70-72 Sixth Avenue, Maroochydore: this double storey townhouse only one block to the beach and just footsteps to dining, shopping, and patrolled swimming – is one of only a few townhouses available in Cotton Tree, so generally coveted for good reason! Located in 'Braidwood by the Sea' – a complex of 24 townhouses with secure access, a communal inground pool and sunbathing terrace, and low body corporate fees, plus the possibility of keeping a pet (subject to approval); this is relaxed coastal living at its most convenient. Across two levels it comprises two bedrooms, one bathroom with separate toilet, second toilet on ground floor, open plan living/dining flowing to front porch and private rear courtyard, central kitchen, upper balcony off master showcasing outlook across complex pool, and separate laundry; there is also secure basement parking for one vehicle. Existing features include air-conditioner in upstairs master, ceiling fans, separate bath and shower, security screen sliding doors, privacy shutters on upper and lower balcony, and soaring 2.7-metre ceilings on both levels. Currently tenanted until 14 March 2024 at \$465 per week – it is an effortless, well-located investment to add to or commence any portfolio, in a high-demand lifestyle suburb that's popularity continues to soar. If purchasing as an owner-occupier, you can look forward to living your very best life in this golden location – 162-metres to the beach and within walking distance not only to all Cotton Tree has to offer, but also walking distance to Ocean Street dining precinct, Sunshine Plaza, and the new CBD. Mooloolaba is just down the road and it's only 15 minutes to the airport. Long-term investor owner has held on tightly for over 20 years – and in this absolutely premium location there will always be a strong appetite for properties in this desirable lifestyle precinct, this is your opportunity to secure your very own slice of Cotton Tree gold. Papin Property Pty Ltd and Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property.