

# 79 Beach Parade, Cotton Tree, Qld 4558

NORMMARTIN  
REAL ESTATE

## Sold House

Monday, 14 August 2023

79 Beach Parade, Cotton Tree, Qld 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Courtney Lynch  
0754439333



Lisa Martin  
0408544170

**\$1,846,740**

An incredible opportunity awaits with this 2 bedroom beach house in the sought-after neighbourhood of Cotton Tree. Boasting a north-facing position on 607m<sup>2</sup> block in a prime location just two streets back from the river. This property not only offers a desirable coastal lifestyle but also presents exciting development opportunity. Zoned medium density and potential 12m build height. Step inside and see the charm and character of this little beach house with timber floors and lovely natural light. This property is ideal for a holiday home or weekender. The large back yard provides ample space for cars, boats or caravan. Situated in the heart of Cotton Tree, this prime location offers unparalleled convenience. Stroll along the riverbank or enjoy a BBQ in the park or a swim at Maroochydore beach or simply enjoy a leisurely beachside stroll. In addition to the stunning natural surroundings Cotton Tree has on offer, this property is within walking distance of local shops, cafes, restaurants and amenities. Rebuild, landbank or develop. Don't miss this one as they are getting harder to find.