

**8/91-97 Duporth Avenue, Maroochydore, Qld 4558**

**CENTURY 21**

**Sold Unit**

Wednesday, 3 April 2024

8/91-97 Duporth Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ryan Tomlinson  
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## Contact agent

Discover unit 8 "Maroochy Terraces" perfectly positioned on the second level is this modern two-bedroom apartment conveniently located just a block from the river's edge in one of the Sunshine Coast most sought-after locations. This is a lifestyle property which offers a warm and welcoming ambience with convenience right on your doorstep! From here you are only one block from Picnic Point and the river, just a short stroll to Ocean Street precinct, Sunshine Plaza and Cotton Tree Park with its picnic area, playground, and BBQs. Whilst Maroochy Surf Club is only a 5-minute drive – a great spot for a good feed and an ice-cold beer with a million-dollar view. This is an apartment where you can enjoy that endless feeling of summer because living here will feel as though you're always on holidays! This apartment was truly designed with residential living in mind creating a comfortable space with a riverside feel that can be felt as soon as you walk through the door. The spacious open plan living is a fantastic spot to relax with your favourite Netflix series complete with air conditioning, ceiling fan and dual glass sliders to allow the gentle sea breezes to flow throughout this light and airy space. The dining room is positioned off the kitchen making entertaining a breeze. The balcony, an extension of the open-plan living area, offers an ideal setting for indoor-outdoor living, providing a comfortable space to relax with a glass of wine and embrace the laid-back Sunshine Coast lifestyle. The well-appointed full-sized kitchen overlooks the living space offering plenty of cupboard and bench space, quality stainless steel appliances and feature spotlight lighting. The master bedroom is ideally positioned at the front of the apartment. The master features a walk-in robe providing plenty of shelving and hanging space as well as an ensuite and direct access onto the balcony also fitted with air conditioner and fan for over the summer months. Bedroom 2 is positioned to the rear of the apartment creating a sense of privacy fitted with a built-in robe and ceiling fan. This smart and functional floor plan also allows for a potential third bedroom currently used as an office/ sitting area, it is positioned by the entry of the apartment with a versatile use perhaps a work from home space, second living or the opportunity to build in a third bedroom, the choice is yours. The main bathroom services bedroom 2 and is complete with a bath, shower, separate toilet, and laundry all neatly tucked away off the hallway. "Maroochy Terraces" is sure to impress within a secure building with 1 car space, pool in complex and just moments to major shopping and dining precincts in Maroochydore, famous beaches, and easy public transport access everything you could want, or need is just minutes away! If you are looking to downsize to a low maintenance, lifestyle property, or you are looking to invest in the Sunshine Coast region, this one will make your heartbeat faster - don't delay as properties with this pedigree do not last long! \* Two Bedroom Apartment Just Steps To The River\* Master Bedroom Positioned At Front With Walk-In-Robe & Ensuite\* Open Plan Living With Air-Conditioning & Ceiling Fan \* Functional Kitchen With Quality Appliances \* Large Balcony Perfect For Entertaining & Enjoying The Morning Sun\* Potential To Build In A Third Bedroom \* Car Space With Secure Internal Entry\* Pool In Complex \* Just On Block To Picnic Point/ River