

**8 Emperor Avenue, Maroochydore, Qld 4558**



**Sold House**

Friday, 1 September 2023

8 Emperor Avenue, Maroochydore, Qld 4558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 653 m2**

**Type: House**

**\$830,000**

Auction Sunday! Interstate investors will be selling. Interstate investors have enjoyed great rewards with this wonderful Maroochydore property, but now it is time to be sold! Located in a highly sought-after precinct of the Sunshine Coast, this property presents a strategic investment or wonderful lifestyle opportunity. With a sizable 653m<sup>2</sup> level allotment, its prime positioning is near the Maroochydore CBD, which underscores its value and potential. Offering the perfect property for first home buyers, investors, young families, and more, this home will suit a range of buyers looking to take advantage of its excellent position. Within walking distance of Maroochydore's famous Sunshine Plaza, and close to stunning coastal beaches, shopping, and dining precincts, this four-bedroom, two-bathroom house ticks all the boxes with what it has on offer. 8 Emperor Avenue is all about low-maintenance and freeing up weekends for the amazing Sunshine Coast lifestyle. Featuring:

- Four-bedroom, two-bathroom home
- Tiled living zones for low-maintenance and plush carpeted bedrooms
- Large undercover outdoor entertaining area
- Modern kitchen with quality appliances and breakfast bar
- Open-plan living and dining spaces
- Master with ensuite and mirrored robes
- Neat and tidy on a well maintained 653m<sup>2</sup> block
- Room for a pool (STCA)
- Rental appraisal 680-700 PW

Emperor Ave is a quiet street with no through traffic whilst also being so close to everything you could possibly need to live the Sunshine Coast lifestyle to the fullest as all amenities are within easy reach, you are just minutes to the motorway to access Noosa, Caloundra and Brisbane, the international airport is a short drive away, as is Mooloolaba and its well-known restaurants, boutiques and cafes. Call Adam Budd on 0411 808 595 today to inspect this fabulous Maroochydore property!

Auction: Sunday 24th September - Registration Open from 9 am  
Venue: Mercedes-Benz Sunshine Coast - 65 Maroochy Blvd, Maroochydore

**DISCLAIMERS:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. If this property is being sold without a price or is going to auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.