

9/44 Fourth Avenue, Maroochydore, Qld 4558



Unit For Sale

Thursday, 30 May 2024

9/44 Fourth Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Unit



Fiona Rawson
0401186261



Candice Contencin

Auction

The owner of this property has genuine circumstances requiring a prompt sale, so we encourage you to inspect without delay. Cotton Tree is one of the most sought-after areas of beachside Sunshine Coast, near Maroochydore. The location is hard to beat thanks to being in walking distance to iconic beaches, shops, cafes, restaurants, sporting fields, and so much more, making it always in demand as somewhere to call home for owner occupiers, or investors seeking locations that will never go out of style. Sea Shapes is known for its peace and privacy and this 2-bedroom unit on second floor is anxiously awaiting its new owner, ready to move in straight away. The bright and open living space greets you in welcome upon your arrival home, with gentle breezes from the front balcony, overlooking green sports fields - perfect for a morning cuppa or evening wine. The two generous bedrooms both feature built-in robes and the ensuite to main bedroom is larger than usual. Guests and family will appreciate the bathtub in the main bathroom, as well as the separate toilet. There is a massive balcony as well, connected to both bedrooms, so no matter the time of day or your chosen way to enjoy outdoor living, you have multiple options. Body corporate fees are affordable yet you still get to enjoy the complex pool, secure building access and basement parking - with your own secure storage area. There is even undercover guest parking for visitors! The best bits at a glance:- Two bedroom apartment with ensuite- Large kitchen with oodles of storage- Main bathroom features bathtub and separate toilet- Front balcony + Huge rear balcony for versatile outdoor living- Air-conditioned living area plus ceiling fans throughout- Attractive and low maintenance finishes, including Kardean Hybrid flooring and CrimSafe screens- Secure building with basement parking + your own storage cage- Walk to beaches, shops, cafes, and sports facilities plus only 11km to Sunshine Coast Airport! Contact Candice Contencin on 0412 880 084 or Fiona Rawson on 0401 186 261 for information.