

211 Bradman Avenue, Maroochydore, Qld 4558

House For Sale

Tuesday, 25 June 2024

211 Bradman Avenue, Maroochydore, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 761 m2

Type: House



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EXPRESSIONS OF INTEREST

THE LOCATION: Situated along the prestigious Bradman Avenue, this prime riverfront property epitomizes Sunshine Coast living. Enjoy convenient access to the Maroochy River, local amenities, shopping districts, the Sunshine Coast Airport, and stunning beaches. This vibrant riverfront area is perfect for afternoon walks along the Maroochy River, morning kayaking, or strolling to the nearby Ocean Street cafes, restaurants, and Plaza. Revel in breathtaking sunrises and sunsets across the river. The construction of modern homes and apartments nearby underscores the desirability of this lifestyle for riverfront and active living enthusiasts. Just a stone's throw from the new Maroochy CBD precinct, this location ensures capital growth while offering the serene beauty and lifestyle of the Maroochy River.

THE SITE: This prime, rare, and north-facing 761 square meter flat land offers stunning, unobstructed views up and down the Maroochy River. With a wide 18.2m frontage and a 12.07m rear boundary, the site offers flexibility for your vision. New units or apartments could potentially capture serene water views or scenic vistas, adding tranquility to daily life.

THE HOME: The property features a neat and tidy original three-bedroom river cottage from the 1970s. It includes double lock-up parking at the rear, a patio, and a pergola on the side. The home boasts high ceilings, polished timber floors, and living, dining, and lounge areas overlooking the Maroochy River. This well-cared-for home has had only two owners in the last 50 years. The spacious yard includes a separate shed for additional storage. The property could generate a holding income with a rental assessment of approximately \$700-\$800 per week.

THE OPPORTUNITY: This is a rare chance to secure a coveted riverfront block where you can design and build your dream home, renovate the existing dwelling, or redevelop the site with a boutique apartment complex, townhouses, or high-end duplexes (subject to council approvals). Zoned medium density with a 12-meter height build allowance, this property offers numerous possibilities. Few comparable sites remain along this riverfront stretch, providing the option to remove the existing residence for a new development or ultimate lifestyle home, rent the premises until you're ready for your next step, or hold onto this blue-chip location for the future. This property is an outstanding investment with exceptional water views and endless potential. This blue-chip site won't last long!

WHAT WE LOVE : - Rare river front location - Stunning water views - Tightly held property with only two owners in the last 50 years- Zoned medium density primed for redevelopment - 12 metre high build allowance (See image for view outlook at 12 metres)- Neat three bedroom home, large open living areas, double garage and shed - Flat large block to build your development or dream home - Close to shops, cafes, restaurants - 5 mins to Maroochy Beach - 5 mins to CBD & Sunshine Plaza- A prime piece of Real Estate, always in great demand