

**13/16 Marjorie Street, Mooloolaba, QLD, 4557**



**Unit For Sale**

Saturday, 10 August 2024

13/16 Marjorie Street, Mooloolaba, QLD, 4557

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## **Mooloolaba Magnificence: Stylish Apartment, Sweeping Views**

Invest in your very own slice of Mooloolaba magnificence with the purchase of this ultra-stylish third floor apartment in the aesthetically striking Saffire building, just 350-metres to the beach and walking distance to both Alexandra Headland and Mooloolaba surf clubs, patrolled swimming, boutique dining, and retail.

Across approximately 143m<sup>2</sup> the apartment comprises three bedrooms; two bathrooms; light-filled open plan living with oversized windows to display stunning view; covered balcony with showcasing sweeping vista across ocean to Moreton Island, Glass House Mountains and hinterland; sleek galley-style kitchen; compact European style laundry; and a private rear balcony off third bedroom with glorious hinterland and mountain outlook. There is secure basement parking for two vehicle plus lockable storage.

Ducted air-conditioning, ceiling fans, roller blinds, easy-care flooring, stone benches, soft close cabinetry, quality appliances including induction cooktop, separate bath and shower in fully tiled ensuite, and elegant interiors are notable features; with the breathtaking view the stand-out!

Residents of Saffire enjoy access to onsite facilities including communal rooftop terrace with BBQ area and sundrenched inground lap pool, steam room, fully equipped gymnasium, and lift access from basement. There are 22 in the complex with a large portion owner-occupied, and it is pet-friendly (stbca).

From here you can stroll along the scenic boardwalk linking Alexandra Headland to Mooloolaba foreshore - soaking up sunshine and fresh salty sea air, just metres from home, perhaps stopping off along the way for a coffee or some other refreshment in this vibrant coastal stretch with its many dining options.

Major amenities such as hospitals, schooling, university, shopping centres, and the airport are within a 5-18 minute radius; and it's just over an hour to Brisbane. Mooloolaba is widely regarded as the sparkling jewel in the Sunshine Coast crown - a desirable place to holiday and even better to live!

Sea-changers, downsizers, and lifestyle-driven buyers must take a serious look at this well-located apartment; purchase today and you can be living your very best life in comfort and style toasting the onset of summer 2024 and beyond...

- Light-filled apartment in elegant Saffire building
- Sweeping views ocean to Glass House Mountains
- 3 bedrooms, 2 bathrooms, open plan living/dining
- Stylish kitchen, stone benches & quality appliances
- Covered balcony at front + private rear balcony
- Secure basement parking for 2 + lock-up storage
- Communal rooftop terrace with pool, gym, sauna
- Pet-friendly complex (stbca) of 22 apartments
- 350m to the beach, easy walk to dining & shops
- Lifestyle & location-driven buyers should act!

Disclaimer: The information statements, views/or opinions expressed in this publication are to be used as a guide only. Neither the Seller, Leading Realty nor any other person involved in the preparation of distribution of this material gives any guarantee or warranty concerning the accuracy or validity of its contents nor will they accept any liability. All prospective Buyers should make their own enquiries and satisfy themselves by inspection or otherwise as to the suitability of the property.