

**160/19 Arwen Street, Maroochydore, Qld 4558**

**CENTURY 21**

**Unit For Sale**

Saturday, 29 June 2024

160/19 Arwen Street, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ryan Tomlinson  
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## Offers Over \$595,000

Welcome to more than just a villa – this lowset two-bedroom, one-bathroom haven seamlessly merges comfort, convenience, and location. Nestled within a highly sought-after complex, this is the ultimate sanctuary for small families, busy professionals, or those in search of a carefree lifestyle. Step into this inviting villa and explore a thoughtfully designed floor plan that optimizes space. The living area and heart of the home exudes warmth, comfort, and hospitality, while feeling equally as spacious and open, with the adjacent kitchen offering ample storage options and a convenient breakfast bar, ideal for quick meals or socializing with loved ones. The current owner has installed ducted air conditioning for those summer months plus solar to keep electricity down. This property features two generously sized bedrooms, each providing a serene retreat for rest and relaxation, and both equipped with ceiling fans and built-in wardrobes. The shared bathroom is well-appointed, complete with a shower, toilet, basin, and plenty of storage. The courtyard, which is covered by a large patio, is designed for minimal upkeep, and offers a thoughtful add-on, giving the new owners the perfect opportunity to spend less time on garden maintenance and more time enjoying all that the Sunshine Coast has to offer. If you're a fan of pot plants however, there's more than enough space to add a few dozen to your new courtyard. This residence doesn't just promise a comfortable living environment; it guarantees peace of mind. The complex is meticulously maintained, ensuring a secure and tranquil living space with one of the lowest body corporate costs across the Sunshine Coast. Your vehicle finds secure shelter in the lock-up garage, complemented by additional storage space, a laundry and internal access into the villa. Outside, communal areas boast quality landscaping, providing serene retreats for unwinding and relaxation. \* Two Generously Sized Bedrooms With Fans & Built In Robes \* Bathroom Includes Toilet & Storage \* Well-Appointed Kitchen With Breakfast Bar & Ample Storage \* Fans Throughout The Villa, Ducted Air Con & Solar \* Low To No Maintenance Garden \* Fully Enclosed Patio Over Courtyard, With Courtyard Side Access Available \* Secure Lock-Up Garage With Internal Access \* Pet-Friendly Upon Approval \* Remarkably Low Body Corporate Fees Conveniently located in Maroochydore, this property puts you within easy reach of essential amenities, including shopping centres, schools, the picturesque Maroochydore Beach and much more. Whether you're a small family, a busy professional, or someone looking to downsize with the convenience of a central location with everything already done, this home offers the perfect blend of comfort and low-maintenance affordable living, allowing you more time and money to enjoy the things you love.