

**234/319 Bradman Avenue, Maroochydore, QLD,
4558**



Unit For Sale

Saturday, 10 August 2024

234/319 Bradman Avenue, Maroochydore, QLD, 4558

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Over 50's Living By The River

Have you been looking for the perfect property to call home and wanting to downsize in style? Look no further as we have an opportunity that won't only tick all your boxes for living, it will also be a winner for your budget. Nat & Mitch present this great opportunity to live closer to the river without the million dollar price tag. The property is beautifully presented and there is nothing to do but move in.

This villa is located in the well renowned 'Maroochy Shores Lifestyle Community' directly opposite the river. Nestled amongst a quiet community with beautiful neighbours, villa 234 is only a short walk to the river, local cafes, Fisherman Road markets and all that Maroochydhore has to offer and the facilities on offer are second to none. This complex has the lifestyle you have only dreamt of with a lagoon pool, club house, games room, communal meeting area with BBQ, library, craft room, cafe and its own men's shed. There are plenty of walking paths nearby and a boat ramp across the road. The villa offers parking for your car and boat, RV or caravan.

Features of this beautiful villa include:

- Two generous bedrooms both with built in robes and ceiling fans
- Master bedroom is air conditioned
- Large open plan air-conditioned living space with high ceilings
- Beautiful kitchen with gas cooktop and plenty of bench and cupboard space
- Large bathroom with walk in shower
- Additional powder room for guests
- Great outdoor entertaining area ideal for those weekend BBQ's and get togethers with family and friends
- Laundry is a great size
- Single carport
- Low maintenance gardens with garden shed for extra storage
- Pet friendly (small dogs only, sorry no cats unless with doctors certificate)

The villa is being sold as a leasehold, no entry or exit fees, no body corporate fees and no council rates. Buyers should note that to purchase, cash is required due to bank conditions with purchasing leasehold properties. Your out-of-pocket site fee is a low \$198.50 per week including water. Pensioners and New Start (means tested), will be entitled to a rebate. No other on-going fees!! Just electricity & house insurance.

The property is available now so contact us to book a private inspection today and come enjoy a new life by the river!