

That's an error.

That's all we know.

















Just Listed



Unit 19, 23 Arwen St, Maroochydore



## A CONTEMPORARY GEM WITH STUNNING VIEWS

19/23 Arwen Street, a modern, stylish residence perfect for first-time buyers, home owners, and astute investors alike. Ideally located to offer breathtaking north-facing views of the iconic Mount Cooloom, this home provides the ideal setting for new beginnings.

**Ground Level:** Upon entering, you'll find a thoughtfully designed lower level that features two spacious bedrooms and two bathrooms. Both bedrooms are complemented by their own ensuite and the main bedroom includes split-system air-conditioning. Both bedrooms enjoy the comfort of ceiling fans, and additional conveniences include a single lock-up garage and dedicated laundry area with multiple storage cupboards.

**Upper Level:** The upper floor is a true highlight, with an expansive open-plan living space that is flooded with natural light and exudes a sense of airiness and sophistication. The gourmet kitchen is a standout, featuring stylish two-tone cabinetry, large stone benchtops, and an impressive splashback window that adds a touch of elegance while letting in plenty of light.

**Outdoor Living:** The spacious, covered balcony offers panoramic views of Mount Cooloom and the surrounding coastline, creating the perfect spot to relax with a drink or entertain guests while soaking in the scenery. Along with a generous back courtyard on the lower level.

### Key Features:

- Low Body Corporate fees
- Only a 2 year old build
- Designer kitchen with stone island bench, sleek cabinetry, and large splash-back window
- Dual master suites, each with its own ensuite
- Private, fully-fenced courtyard
- Air-conditioning and ceiling fans on both levels
- Single lock-up garage
- Spacious north-facing balcony with sweeping views of Mount Cooloom and the coast
- Eligible for the First Home Buyer Stamp Duty Concession
- Prime location: Walk to Maroochydore's new CBD, 2km to Sunshine Plaza
- 1.5km to Mooloolah River, 3.5km to Cotton Tree Beach, 6km to Sunshine Coast Airport,

**The Opportunity:** With its low-maintenance design, prime location, and

2 2 1 127 m2

<b>Price</b>	JUST LISTED!
<b>Property Type</b>	Residential
<b>Property ID</b>	11163
<b>Land Area</b>	127 m2

### INSPECTION TIMES

Sat 21 Dec, 10:30 AM - 11:00 AM

### AGENT DETAILS

Austin Bellingham - 0411953866

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



attractive rental yield potential, this property is an excellent choice for both owner-occupiers and investors. Take advantage of the low Body Corporate fees and the growing demand for convenient, high-quality living in this rapidly evolving area.

Be quick, this one won't last long! Contact Austin on 0411 953 866 today!

**Disclaimer:**

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