

Sold

## Northcliffe Apartment's, Maroochydore



### 11TH FLOOR RIVERSIDE APARTMENT. HEART OF MAROOCHY CBD

One of the original residential towers in Maroochydore, Northcliffe is perfectly positioned at the end of Ocean Street on Duporth Avenue, on the Maroochy River. Supermarket, post office, newsagency, bakeries, shops, hotel, cafes and restaurants are all at the doorstep. Cotton Tree, Maroochydore Beach and Sunshine Plaza are within easy walking distance.

This light and breezy two bedroom, two bathroom residential apartment occupies the full width of the building. At 136m2 it is larger than many contemporary two bedders in the area. Situated on the 11th floor, and with only one shared wall, the apartment offers privacy and peace and quiet. With three external walls and two balconies, the apartment enjoys ample natural light, excellent cross-ventilation, and beautiful views to the river, ocean, town and hinterland.

A reluctant sale, this apartment is being sold under instruction to finalise the estate of its owner and occupier since 1993. The apartment remains largely in original condition since its last sale. An inexpensive and easy makeover would transform this apartment into the most convenient and comfortable residence, enabling the new owner to capitalise on the prime location and generous proportions. With few opportunities to secure a foothold in this tightly held tower—we only have five sales on our records in the past two years!—this apartment is certain to be snapped up quickly.

The Northcliffe Apartments building features include:

- pool & spa
- sauna

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1292

#### AGENT DETAILS

Indiana Voss - 0404 155 581

#### OFFICE DETAILS

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



- jetty
- secure entry & parking
- two lifts
- tennis court
- barbecue facilities
- outdoor entertaining areas
- bike and boat sheds
- games room
- library
- on-site resident managers
- a strong and diverse residential community

Northcliffe is well managed, maintained and funded. Recent improvements include internal and external repainting and the replacement of external doors and windows to apartments. The tennis court and courtyard are currently being refurbished. Further refurbishments and improvements—including a major overhaul of the lifts—are scheduled and budgeted for 2013.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*