

That's an error.

That's all we know.

















Sold



73 Memorial Ave, Cotton Tree, Maroochydore



## BRAND NEW DUPLEX, ONE STREET FROM COTTON TREE ESPLANADE

The owner is very keen to look at offers now on this new stunning unit. Enjoy your own private patio, back yard with room for your spa or veggie garden, all this located one street from the vibrant Cotton Tree Esplanade and beach front. Leave your car at home and walk to all the restaurants, beaches and river.

Internally it boasts, ducted air-conditioning, stone bench tops and security intercom for entry through electric gate.

The developer designed the property for integrated indoor/outdoor living and entertaining, the property boasts a large living area over looked by a spacious kitchen, which features substantial storage, large stone bench and quality appliances. Next to no sinking fund fees, just share the cost of the electric gate and that's it! Separate electric & water meter to both units, that is a bonus plus!

- 150m to Cotton Tree Esplanade
- Quality fittings through-out & High Ceilings
- Large kitchen with stone benchtops, quality appliances
- Three bedrooms
- Spacious living
- Study nook to third bedroom
- Master with tastefully decorated and tiled ensuite
- Covered entertaining area
- Small private back yard
- Ducted air-conditioning
- Security entry
- 8 Metre tandem garage and laundry
- Electric security gated entry, and Intercom security camera

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 1630

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

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



- Front court yard

With recent duplex sales on Beach Road of \$850,000 to Cotton Tree Parade above 2.2 Million this is one property not to leave of the inspections list.

If you like privacy but want to walk to vibrant Maroochydore CBD, iconic Picnic Point Esplanade, you can enjoy the river or take in the entertainment precinct of the new Maroochydore CBD with all its organic shops, cafes, markets and restaurants, there is also the convenience of a short drive to all the local highways.

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