

That's an error.

That's all we know.



















7 Gilbert St, Maroochydore



## ENDLESS OPPORTUNITIES - POTENTIAL PLUS IN THE CBD!

On offer is a 2 bedroom + sleep-out home that offers plenty!

You could choose to develop, modernise, extend or take the option of just leaving it alone, putting your feet up and enjoying our coastal lifestyle in a completely functional home within easy reach of anything and everything that matters, the choice is yours.

Of course location is important so this is the one, head South East for three blocks and you'll find yourself in the CBD of Maroochydore, on Ocean Street just opposite Sunshine Plaza. Everything is here and it's growing, no hustle and bustle, just super convenience!

If you fancy a paddle or a fish then take a stroll to the East for just 2 and a half blocks from your front door and find yourself on the golden sands of our Maroochy River at Picnic Point!

Not impressed yet? A wee bike ride and you're in Cotton Tree, amidst your choice of countless cafes and eateries, our stunning river mouth, kids parks and bike tracks, markets, library, surf club, the list just goes on. All these daily conveniences are well and truly on your doorstep, but without the price tag!

- Just three blocks from both the central business district and the Maroochy river
- 2 bedroom + sleep out, one bathroom, open living, tandem double car accom
- Options to improve, develop, extend, modernise or leave as is!
- Easy access North, South and West via the Sunshine Motorway and Bruce Hwy
- All set on a 526m2 plot of land you would likely choose if you had your pick

Set to sell to one lucky new owner, call Wes for further information or to arrange your private viewing today!

*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.*

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 1732

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Sippy Downs  
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