



3, 32 Broadwater Avenue, Maroochydore



## UNBEATABLE ENTRY LEVEL BUYING BY THE WATER

Rarely does the chance to get a foothold on the property market coincide with exceptional location and desirable Sunshine Coast lifestyle; 3/32 Broadwater Avenue offers the rare combination of blue chip position at entry point pricing.

Set just one block back from the Maroochy River in a small complex of only four, this secure 2 bedroom unit enjoys fantastic privacy, while its elevated first floor outlook ensures natural light and cool breeze are in abundance. The open plan encompasses a good sized, air conditioned living area, spacious kitchen and a laundry nook while the two large carpeted bedrooms both have built in wardrobes and ceiling fans. The tiled bathroom has a shower/bath and is in original condition, as is the kitchen; no doubt appealing to those adept at renovating or those who are looking to ideally sculpt their new home to a preferred style. Chambers Island is right on your door step, offering a wonderfully convenient escape to relax, swim, bbq and cast a line with family and friends without having to get in the car or find a park!

Featuring;

- Superb Location, 75 metres from the Maroochy River and within walking distance of the Maroochydore CBD, Sunshine Plaza and Ocean Street
- Convenient, Maintenance Free Riverside Living
- Single Car Port
- Two entrance/small balcony areas
- Small complex of four units with affordable Body Corporate Fees
- Close to Public Transport

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Price	SOLD
Property Type	Residential
Property ID	1795

### AGENT DETAILS

### OFFICE DETAILS

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



- 3 minute walk across to Chambers Island
- Convenient Access to the Sunshine Motorway and the best the coast has to offer

Don't miss out on this exceptional opportunity to secure prime position in a much sought after locale and start enjoying the riverside coastal lifestyle today. Call Drew now to arrange a private inspection or come and visit us at one of our weekend open homes.

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