

That's an error.

That's all we know.



















67 Duporth Avenue, Maroochydore



**PRIME LOCATION, GREAT OPPORTUNITY!**

Prime position located within the rapidly expanding Maroochydore precinct and within walking distance of the Sunshine Plaza, Ocean Street and the Maroochy River is this very quaint two level home that has been the joy of the current owner for many, many years. All the locals can vouch for the area as one of the Sunshine Coast's finest and it is incredibly tightly held.

The opportunity to redevelop this site is very promising, located within a high density zone and offering a generous 511m2 corner allotment with a total street frontage of 54.6m.

If a development is something on the cards but you are not quite ready to go, this property is the perfect asset, allowing for both owner occupier and dual living opportunities, it has had some recent additions to the original property with a good sized double tandem garage down the side and a very new kitchen upstairs.

The upstairs of the property consists of two very large bedrooms with plenty of storage, two separate living rooms one of which is a lovely sunroom and a generous open planned kitchen and dining room.

Downstairs is a self-contained bed sitter consisting of one bedroom, bathroom and open planned living, kitchen and dining.

Other features Include:

- Air conditioner
- 4 Car storage
- Laundry that opens onto the back deck
- Prominent position
- 54.6m street frontage
- Zoned high density
- Dual driveways

If you are looking to position your sales office in a location that is guaranteed to be seen by thousands of people every week or just looking to move in close to the action with guaranteed future growth this property is a must inspect.

*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.*

3 2 4

**Price** SOLD  
**Property Type** Residential  
**Property ID** 1801

**AGENT DETAILS**

**OFFICE DETAILS**

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

