

Sold



Unit 4, 18 Maroochy Waters Dr, Maroochydore



## WATERFRONT TOWNHOUSE FRONTING ON TO THE SAND

Living at the 'Palm Cove' townhouses in Maroochydore is like finding the Willy Wonka golden ticket of real estate. The lifestyle is an enviable one, there are only 24 of these two story townhouses offering exclusive waterfront living. Step down from your outdoor patio area onto the sand. Enjoy the stunning waterway canals of Maroochy River by boat, kayak or SUP board. Or relax on the sandy waters edge and cast a line into the water. However you choose to spend your time, you can be sure this is an irreplaceable parcel of real estate that captures an affordable lifestyle of the rich and famous.

### The Main Residence

3\* bedrooms located on the upper level

\*(currently set up as 2 bedrooms with a second media area)

Master suite has separate ensuite and private 'Romeo & Juliette balcony'

Main bathroom also located on upper level for bedroom 2 and 3

Lower level main living area opens out onto outdoor alfresco

Single lock up garage has secure internal access straight into the townhouse

Neat, tidy interior providing perfect launch pad for a soft reno

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Price SOLD for \$725,000

Property Type Residential

Property ID 5627

### AGENT DETAILS

Indiana Voss - 0404 155 581

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs

Shop 2B/1 Chancellor Village

Boulevard Sippy Downs, QLD, 4556

Australia

07 5445 6500



## **The Complex**

The waterfront townhouses offer a truly unique experience fronting onto the sand

Irreplaceable irregular shaped internal allotment cleverly designed to maximize each townhouses water frontage

Main entrance set back 35 meters off the road to enhance privacy

Purpose built small boutique complex with just 24 townhouses

Designed to optimize privacy for all unit owners with spacious yard areas

Original jetty for all unit owners to use. Community pool area meticulously maintained

Body corporate fees of just \$5,552 per year (inc insurance)

## **The Location**

A level site comprising of 6323m2 of beautifully landscaped grounds

Blue Ribbon Maroochy Waters Drive location central to all water sports and CBD

Easy access via Bradman Avenue to Maroochy River

The local shops are within a short walk from the front door or the CBD is just 3.5 km away

## **The Price**

We are inviting buyers to make an offer prior to auction – Please call to arrange a viewing with Indiana 0404 155 581 or Justin 0400 822 069.

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