

Sold



Unit 15, 44 Beach Pde, Maroochydore



Unbeatable Cotton Tree Location!

Set in one of the Coast's most sought after beachside hotspots, enjoy the ideal lifestyle from this spacious, bright and open-plan 2-bedroom, 2-bathroom apartment.

After being meticulously maintained by the current owners for the last 28 years, the time has come for a new owner to enjoy this outstanding home.

The unbeatable location is just perfect, and enjoys the best of everything in the heart of Cotton Tree. Conveniently located only a 3-minute stroll to the beach, river mouth, aquatic centre, shops, cafes and all that Cotton Tree has to offer. The quiet and peaceful building is ideally set next to a large park, and tucked away from the main road for privacy.

Inside you will instantly love the high ceilings, clean white spaces and generous 91sqm of open-plan living space. The

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Price	SOLD for \$816,000
Property Type	Residential
Property ID	13
Floor Area	91 m2

Agent Details

Phil Wood - 0435 796 186
Arthur Huvelle - 0473 197 154

Office Details

Woods Property Agents
SHOP 8 110 Sixth Ave
Maroochydore, QLD,

light timber floors look fantastic, and both bedrooms are generously proportioned with built-in robes. The apartment also enjoys two private balconies, perfect for enjoying the sun and sea breezes throughout the day.

The small community of just 19 apartments features a sparkling pool, private patio, bbq area and tropical gardens. The building also benefits from low Body Corporate fees.

- 2-bedroom apartment
- Low body corporate fees
- Open-plan living and dining
- High ceilings throughout
- Light timber floors
- North-east facing main balcony
- South-west facing second balcony
- Galley style kitchen with ample storage
- Large master with built-in robes and ensuite
- Generous second bedroom and built-in robes
- Large in-ground sparkling pool
- Tropical gardens and BBQ area
- Secure and designated parking
- Lock-up secure garage/storage

Cotton Tree is a sought-after Sunshine Coast beachside location, central to many of the popular hubs that the Sunshine Coast offers including Sunshine Plaza, Ocean Street, Alexandra Headland, Mooloolaba and more!

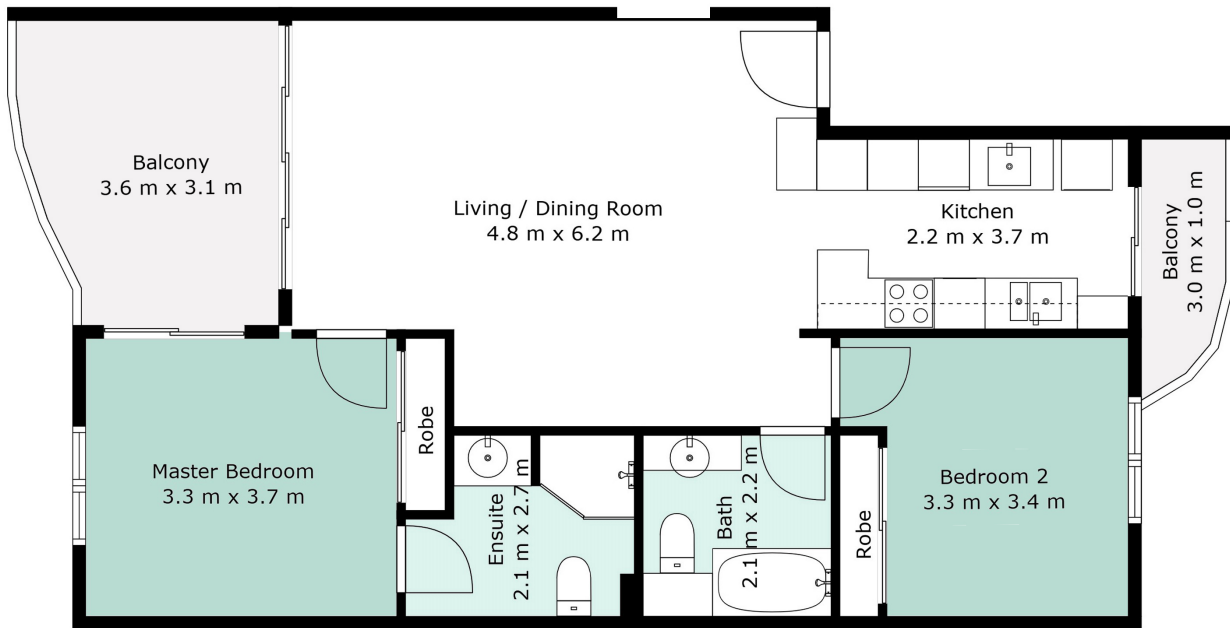
Call Phil Wood (0435796186) or Arthur Huvelle (0473 197 154) for more details.

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4558 Australia

0435 796 186





15/44 Beach Parade, Maroochydore

2 Bed 2 Bath 1 Car



TOTAL: 91m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.