

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

🛏 2 🚿 2 🚿 1

Price SOLD for  
\$816,000

Property Type Residential

Property ID 13

Floor Area 91 m2

### Agent Details

Phil Wood - 0435 796 186

### Office Details

Woods Property Agents  
SHOP 8 110 Sixth Ave  
Maroochydore, QLD,  
4558 Australia  
0435 796 186

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.



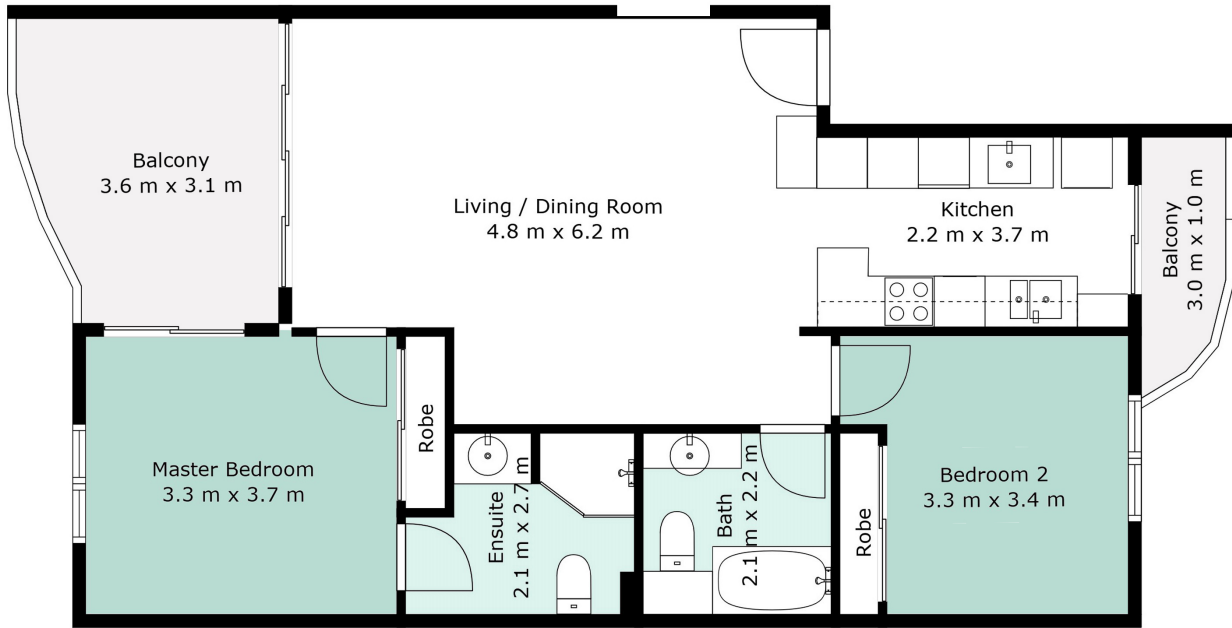
The small community of just 19 apartments features a sparkling pool, private patio, bbq area and tropical gardens. The building also benefits from low Body Corporate fees.

- 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.

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.



15/44 Beach Parade, Maroochydore

2 Bed 2 Bath 1 Car



TOTAL: 91m<sup>2</sup>

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