



Unit 22, 73 Bradman Ave, Maroochydore



## Modern Luxury in Iconic Waterfront Location!

Welcome to River House on Bradman! Offering contemporary luxury waterfront living at its best. This near-new (2024) and beautifully finished top floor apartment is perfectly located in a prime riverfront location, along one of Maroochydore's most iconic addresses – Bradman Avenue.

The excellent location and lifestyle on offer is unbeatable! Just steps away from the water, Unit 22 boasts glorious panoramic views over Maroochy River, and you will love the endless golden sunsets, breezes and effortless entertaining from the impressive deck. Enjoy having everything on your doorstep, an easy flat stroll to Maroochydore's shops, Plaza, restaurants and transport, and just minutes to the patrolled beaches at Maroochydore and Alexandra Headland.

A masterclass in elegant coastal design with luxury

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Price	Contact Agent
Property Type	Residential
Property ID	45
Floor Area	145 m2

### Inspection Times

Sat 07 Feb, 10:45 AM - 11:15 AM

### Agent Details

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

### Office Details

A master class in elegant coastal design, this luxury finishes, attention-to-detail and lovely neutral tones throughout. With 145m<sup>2</sup> of living space, this house-sized apartment is perfect for buyers looking for ample space for visiting family, with the added benefit of low maintenance 'lock-up and leave' convenience.

Light, bright and airy, unit 22 is perfectly proportioned with seamless indoor-outdoor flow. At the heart of the home, the main living area is light and spacious with sliding doors opening out to the excellent entertainer's balcony. The spotted gum timber flooring is gorgeous, and is complimented by premium Victorian wool carpets in all bedrooms.

The kitchen is first class and brings the 'WOW' factor, with integrated Miele appliances, induction cooking, quality cabinetry, stone bench-tops with a waterfall edge and feature downlights.

All three bedrooms are generous and include built-in wardrobes with quality cabinetry, AC and premium plantation shutters. The oversize master boasts its own luxury ensuite, private deck access and an excellent walk-in robe.

Both bathrooms are beautifully finished with floating vanities, stone tops, LED lighting and premium tiles and tapware. The separate laundry is refreshingly large with ample cupboard storage.

You will love:

- Low Body Corporate (\$3,600pa)
- Boutique complex (25 units)
- 100% owner-occupied building
- Iconic waterfront location and views
- Walking distance to everything
- Huge 8m x 3m (24m<sup>2</sup>) entertainer's balcony
- First-class kitchen with integrated Miele appliances
- Large living area with spotted gum timber floor
- Beautifully finished luxury bathrooms

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- 3 generous bedrooms with built-in robes, fans and plantation shutters
- Master features walk-in robe, large ensuite and direct balcony access
- Large separate laundry
- Ducted and zoned Daikin A/C
- Airphone intercom system with camera
- Keyless entry
- High speed NBN internet (wired to all rooms)
- Two side-by-side secure carparks
- On-site resort-style facilities including pool

Enjoy the best of the Sunshine Coast without any need to downsize! This property offers modern luxury and unbeatable convenience set in an enviable prime waterfront location that will appeal to discerning buyers.

Residents enjoy secure basement parking with two allocated side-by-side spaces, secure lift access, and a sparkling resort-style pool for relaxation and social gatherings.

This is a golden opportunity not to be missed!

Please call Principal Agent and Director, Phil Wood, on 0435 796 186 with any questions

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.



22/73 Bradman Avenue, Maroochydore

3 Bed 2 Bath 2 Car



**Total: 145m<sup>2</sup>**

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