



2, 71 Broadwater Ave, Maroochydore



## Riverside living & city convenience

With room sizes most stand alone homes would envy as well as high quality fittings and finishes means this large duplex has plenty to offer. Add the position just one street from the Maroochy River as well as striking distance to the new CBD you end up with one of the best lifestyle combinations you'll find anywhere.

- 3 bedrooms, 2 bathrooms, double garage
- Separate study nook and walk in store room
- Large room sizes, expansive living area
- High ceilings, feature timber staircase
- Stone bench tops to kitchen/bathrooms
- Plantation shutters & security screens
- Downstairs powder room and integrated storage
- Large north facing balcony & fenced courtyard
- Walk in robe and ensuite to main bedroom
- Rear courtyard with garden shed
- Internal access from the double remote garage
- Exclusive driveway/entry no shared areas
- Ducted air-conditioning and vacuum maid
- Energy efficient solar PV and solar hot water
- Three houses from the riverfront & Bradman Ave

3 2 2 300 m2

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2590        |
| <b>Land Area</b>     | 300 m2      |
| <b>Floor Area</b>    | 222.96 m2   |

### Agent Details

Tony Brown - 0411074022

### Office Details

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Walk to shops, restaurants and transport  
Full size house living, unit like maintenance  
Rare 220sqm villa duplex  
Self managed/no outside body corporate fees

Three minute walk to the riverfront for swimming, fishing, paddling or simply taking in the stunning water views. All the other attractions of Bradman Avenue are here too. Cafes, local shopping and tavern all within easy walking distance. A little further to the Sunshine Plaza and one of the fastest growing master planned CBDs in Qld. The property is handy to public transport too, so once your car's parked for the weekend you won't see it until Monday. If you're looking for a low maintenance solution that still offers privacy and room to move this home needs to be on your list.

Investment information:

Estimated permanent rental return: \$530pw

Self managed Body Corporate: \$926/year

Rates & Water: Approx. \$2950/year

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