



35 Godfreys Ave, Bli Bli



A private riverside life just 10 mins from the CBD

If you've dreamt of living with the river lapping at the end of your street amongst a handful of homes surrounded by farm land, then this location has to be seen to be believed. The incredible part is all this is just over the bridge from Maroochydore's CBD. The original build was designed to capitalise on the privacy and seclusion whilst still delivering on a comfortable low maintenance riverside lifestyle.

- Contemporary home in a rare riverside location
- Up: 4 beds, rumpus/living bathrooms, deck and balcony areas
- Down: 2x garage, casual living zones and guest bedroom
- Open spaces invite the outlook to Mt Ninderry right into the home
- High ceilings add a feeling of space. Quality fittings throughout
- Parents retreat, balcony, walk in robe & ensuite to main bedroom
- Upstairs living is central to the three remaining family bedrooms
- Downstairs almost self contained with guest room, and separate WC
- Plenty of covered outdoor area too. Built in bar and wide rural views
- Well appointed kitchen, lots of integrated storage throughout
- Verandah looks over the pool to adjoining farm land behind
- Boat ramp at end of the street. Only a handful of homes surround
- Stainless security screens, updated flooring and recently redecorated
- Separate double shed has been divided into storage and gym/studio

5
 2
 2
 2
 678 m2

Price	SOLD
Property Type	Residential
Property ID	2815
Land Area	678 m2
Floor Area	362.31 m2

Agent Details

Tony Brown - 0411074022

Office Details

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 QLD, 4564 Australia
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- Other extras include 4kw solar, water tank and automatic pool cleaner
- Everything you need to escape the pace of life within 5 mins of the CBD

Anyone who has spent time on the river around Godfrey's Avenue knows this is the ultimate playground for water sports or simply a great place to enjoy the quiet and cool in summer. Constant breezes cross the Cod Hole and river mouth before reaching the property. To have these lifestyle aspects combined with a modern home offering plenty of creature comforts makes this a very easy property to get used to.

Investment information:

Estimated Permanent Rental Return: \$580/week

Rates & Water: Approx. \$3150/year

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