







Riverfront original

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In the 1980's builders had a choice of the very best locations along the riverfront to develop small low-rise unit complexes. All of Bradman Avenue offers a great view, though one or two original buildings are positioned perfectly to maximise both the water views and sea breezes. Humzy Villa 77 Bradman is one of those buildings.

- 2 bedroom/1 bathroom ground floor apartment
- Large open living area. Updated bathroom
- Kitchen central to layout with garden & water views
- Beautiful polished concrete floor. Large main bedroom
- End unit means increased natural light and air-flow
- Ideal north facing balcony. Stunning river views
- Set back from the road. Established gardens surround
- Small complex of just 15 units. Swimming pool.
- Cross the street to the sandy shores of the river
- Walking, cycling and paddling all on your doorstep
- 5 min drive to the Sunshine Plaza. Walk to local shops/cafes
- Single garage for secure parking & storage
- Long-term community of owners and permanent residents
- Sturdy brick & concrete construction. Low Body Corp fees
- Currently leased at $450pw (no fixed term lease in place)
- Bus stop/access to public transport across the street

Price	SOLD for $495,000
Property Type	Residential
Property ID	2973
Floor Area	90 m2

Agent Details

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With a tenant already in place this property is an instant investment, sure to offer even more in the way of returns down the track. In great condition now, and a blank canvas for that dream waterfront renovation down the line. An opportunity to secure one of the most sought-after positions in Maroochydore at a price you can afford.

Rental and rates information-
Permanent rental estimate: $450/wk
Council rates & water charges: Approx $3150/year (combined)
Body Corp: $3201

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