



River cottage

If boating, fishing, paddling and walks along the shoreline are part of your DNA, then this little-known part of the Sunshine Coast must be seen to be appreciated. A small enclave of homes fronting the Maroochy River, just across the bridge from the CBD, makes living here a dream for anyone seeking a waterside way of life.

The home itself has undergone some updates in recent years. Nods to its sleepy fishing village heritage remain, though these days it offers space, comfort and modern finishes. The outdoor living and pool area provide the perfect backdrop for days not spent on the water.

The location offers lifestyle benefits now, as well as untapped growth potential for the future. Walk or cycle over the motorway bridge to cafes, tavern, and shops. 5km to Maroochydore CBD is an easy drive or e-bike to work. The small size of this tightly held community means it could be a while before another opportunity like this comes along.

Property brief:

5 houses to the river, 700m to the boat ramp
3 bedrooms/2 bathrooms. Open living off kitchen

3 2 1 535 m2

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| Price | Offers over \$865,000 |
| Property Type | Residential |
| Property ID | 3141 |
| Land Area | 535 m2 |
| Floor Area | 206 m2 |

Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

Office Details

Maroochy North Shore Realty
644 David Low Way Pacific Paradise,
QLD, 4564 Australia
07 5448 7700



Covered outdoor entertainment & plunge pool
Newly updated flooring, bathrooms & wet areas
Ensuite and walk in robe to master bedroom
Air-conditioning to main bedroom. Ceiling fans
Energy efficient 5kw grid connected solar
Workshop, storage. Fenced front & rear garden

Rates & rental information:

Rates & water charges (combined): Approx \$3550/year

Rental appraisal: \$700pw

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