

**43 Apps Rd, Maroochy River, QLD, 4561**



**House For Sale**

Wednesday, 13 November 2024

43 Apps Rd, Maroochy River, QLD, 4561

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**



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## Dual Living - Views for Days

Overlooking the upper reaches of the Maroochy River sits a stunning dual-living property on just over one acre. Combining, modern spacious living with breathtaking views, this rare opportunity, presents the perfect property for those seeking coastal convenience on an acreage setting - Welcome to 43 Apps Road, Maroochy River.

The renovated low-set brick home offers the perfect blend of modern comfort and timeless appeal. Designed for a relaxed, family-friendly lifestyle, the spacious layout features four generously sized bedrooms and two well appointed bathrooms. With a thoughtfully balanced mix of indoor and outdoor living areas areas, the home exudes warmth, creating an inviting atmosphere from the moment you step inside.

At the heart of the home, the kitchen features quality electric appliances, ensuring functionality for everyday cooking or hosting larger gatherings. The open-plan design of the living area flows effortlessly out to the large outdoor entertaining space to further enhance the sense of spaciousness. This area is perfectly positioned to take advantage of the stunning views, offering a versatile space for both entertaining and relaxation. Further complementing the outdoor space is the recent addition of a pool - perfect for cooling off on those hot summer days.

This property is designed for year-round comfort, featuring split-system air conditioning in both the lounge and master bedroom, supplemented by an induct fan for optimal ventilation. Sustainability is a key consideration, with the property equipped with a 77,000L underground rainwater tank, a 10,000L bore water tank, and a 8KW solar system - all contributing to energy efficiency and a reduced environmental footprint.

The expansive backyard offers ample room for children to play and pets to run freely, making it ideal for families seeking space to grow. The fully concreted driveway and expansive outdoor entertaining space enhance the property's curb appeal, setting the stage for the property.

### Second Dwelling

The property also includes a fully approved two-story shed, which offers fantastic dual-living potential. This self-contained space features three bedrooms, one bathroom, and split-system air conditioning, as well as a large deck that overlooks the Maroochy River. This space is ideal for guests, extended family, or even as a rental or Airbnb opportunity, adding both versatility and value to the property. The shed comes with its own 16,000L water tank, 3,000L bore water tank, and a 8KW solar system, further enhancing its self-sufficiency.

Located in the highly sought-after Maroochy River area, this property provides the perfect combination of tranquil riverside living and easy access to essential amenities. Whether you're enjoying a leisurely stroll to Ashton Wharf for some fresh riverside air or taking advantage of nearby schools, shops, and Coolum Beach (just 11 minutes away), convenience is at your doorstep. Yandina's shops and schools are only a 4-minute drive away, making everyday life incredibly easy.

The date has been set and the property will be sold on or before December 12th. At the seller's request, any offers made on a contract prior to auction will be presented and therefore seriously considered. If you are looking to secure a spacious, well designed property with dual-living potential in one of the Sunshine Coast's most desirable locations, contact John Bartsch today on 0407 637 717 or [john.bartsch@raywhite.com](mailto:john.bartsch@raywhite.com)

### Features Main House:

- 4 spacious bedrooms, 2 bathrooms (ensuite in the main bedroom)
- Renovated kitchen with induction cooktop
- Large undercover entertaining area overlooking pool
- 2 x Split system air conditioners
- 3 high carports + 2 sheds
- 77,000L underground rainwater tank
- 10,000L bore water tank with electric pump

- Newly installed Aussie Clean Septic System RP10 (for both house and shed)
- 8KW solar system to reduce energy costs

Features Dual Living:

- Approved two-storey shed converted with 3 bedrooms, 1 bathroom, and split-system air conditioning
- 2 parking spaces and a deck with river views
- Ideal for Airbnb, rental, or extended family accommodation
- 16,000L shed water tank and 3,000L bore water tank
- 8KW solar system

\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.