

**104/45 The Esplanade, Maroochydore, QLD, 4558**



**Unit For Sale**

Tuesday, 26 November 2024

104/45 The Esplanade, Maroochydore, QLD, 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Reuben Park  
0754432000

## Truly Unique Cotton Tree Oasis - You won't want to miss this!

Indulge in the ultimate coastal lifestyle with this stunning apartment in the heart of Cotton Tree at 'Space The Residence'. Rarely does an opportunity arise to own a residence of this calibre, blending comfort and sophistication in a truly unique setting. Ideally positioned on the elevated first level, this expansive two-bedroom apartment boasts a large north-facing terrace that offers unobstructed views of Cotton Tree Park and the picturesque Maroochy River.

From the moment you walk in, you'll feel a true sense of calm and peace, and as you make your way down the hall to the garden terrace, you're immediately enveloped by a sense of privacy and homeliness. Unlike typical units, this residence feels like a hidden oasis, offering privacy and tranquillity that's hard to find in the heart of Cotton Tree. Tucked away within the complex, it has a distinct sense of seclusion, making it easy to forget you're in a multi-residence building. Surrounded by lush greenery and a beautifully maintained garden, it exudes a tranquil oasis-like atmosphere. Whether you're unwinding on the generous deck or enjoying the vergola under draping vines, every aspect of this outdoor space invites relaxation.

Newly renovated with meticulous attention to detail, this apartment showcases high-end finishes and a refined aesthetic. While words and photos can paint a picture, you really need to see it in person to fully appreciate the ambiance, the privacy, and the undeniable charm of this unique residence. It's an ideal haven for owner-occupiers seeking a serene retreat to make their own, or a fantastic year-round holiday letting opportunity in a location that attracts visitors for its unbeatable lifestyle and convenience. With a residence like this, Cotton Tree living becomes an unparalleled experience.

You'll appreciate the double car secure parking, because with the convenience of public transport nearby you can go almost everywhere on foot! Everything is in within minutes' walk to local restaurants, cafes, surf clubs, a bowls club, library, shopping, and our stunning beaches - everything you need is at your doorstep. Indulge in a lifestyle that's second to none with this exceptional opportunity to own a piece of paradise.

### Property Features:

- Two spacious bedrooms and two modern bathrooms
- Desirable north-facing orientation
- Master suite featuring a stylish ensuite
- Convenient study nook or office area
- Contemporary kitchen with sleek finishes
- Scenic views over Cotton Tree Park with glimpses of the Maroochy River
- Expansive covered deck and large terrace, perfect for outdoor living
- Ducted air conditioning and ceiling fans throughout for year-round comfort
- Double car parking
- Prime location with easy access to public transport, Maroochy River, pristine beaches, and local shopping, all just a short stroll away

This residence is a rare gem-one you won't want to miss. Contact Reuben Park on 0413 371 696.

\*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.