

**10403/96 Memorial Avenue, Maroochydore, QLD,
4558**

CENTURY 21

Unit For Sale

Monday, 28 October 2024

10403/96 Memorial Avenue, Maroochydore, QLD, 4558

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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Luxury Apartment Living in Cotton Tree – 3 Bedder Overlooking the Mouth of the Maroochy River

Set in the ever-popular Cosmopolitan building, this sensational three-bedroom apartment offers some of the best panoramic views you could wish for. Sweeping across the Cotton Tree Esplanade and along the Maroochy River, you will never get tired of enjoying the outlook from this perfectly located apartment.

Step into the well-appointed kitchen, a culinary haven featuring stone benchtops, timeless two-tone cabinetry for an added sense of spaciousness, and quality appliances throughout. The spacious island bench forms the perfect gathering point when entertaining friends, complemented by a window to invite the natural light to circulate whilst the glass slider creates a seamless connection between the indoor and outdoor spaces.

While the kitchen is centrally located it overlooks the spacious open plan living and dining area, you will love interacting with friends and family while preparing a meal. The open-plan living area, adorned with high-end timber floorboards and floor-to-ceiling glass stacker doors, ensures maximum natural light and breezes, whilst the ceiling fan and ducted air conditioning keeps you cool over the hot summer months offering a perfect blend of beachside living. Stepping onto the spacious dual balconies, this is the perfect spot to sit back, relax and take in your surrounds whilst being spoilt for choice, this apartment offers Coastal living at its finest.

Luxury living doesn't get much better than this, with the master retreat being positioned to the rear of the apartment and direct access onto the balcony to make the most of the gorgeous views, making your morning cup of tea straight from your bed even more enjoyable. This is then complemented by his and her robes and a stylish ensuite with a separate shower, custom his and her vanities and finished off in stunning fixtures and finishings.

Bedrooms two and three are located at the opposite end of the apartment, well separated from the master, and both enjoy stunning natural light and ventilation due to the smart and unique layout of this apartment. The main bathroom has a free-standing bathtub, frame less shower with removable shower head, custom coastal easy on the eye vanity with quality fittings and plantation shutters to complete the space. The European laundry is perfectly positioned next to the main bathroom, plus a powder room perfect for the guests.

Sit back and enjoy a sensational outlook across all that Cotton Tree has to offer from your own beachside getaway. Only footsteps to the sand, you can smell the salt in the air as you relax in your apartment– it's a soothing feeling which creates a calming ambiance, there is just something so intoxicating about living so close to the water's edge.

From here not only is the river directly opposite but Cotton Tree Park with its picnic area, playground, and BBQs is also just across the road, the Maroochy Surf Club is a short stroll – a great spot for a good feed and an ice-cold beer with a million-dollar view, and Cotton Tree's great cafes and restaurants are also a short walk. Sun Central CBD, Alex beach and surf club, and many other amenities are also a short drive.

The Cosmopolitan is sure to impress, offering a sparkling in ground pool, spa, BBQ area, sauna, and health centre(gym).

Walk to all that Cotton Tree has to offer with the Olympic sized pool by the esplanade's park, patrolled beach and surf club, library and a myriad of cafes, restaurants, and boutique stores all on your front doorstep.

*Three Bedroom, Two Bathroom + Powder Room Apartment In "The Cosmopolitan"

*Directly Opposite River & Parkland/Playground, Modern Complex

*Central Kitchen With Stainless Steel Appliances, Stone Bench Tops

*Open Plan Living/Dining With Ducted Air Conditioning

*Two Large Balconies With Glorious Outlook Over Cotton Tree Esplanade

*Secure Basement Parking For Two Vehicles, Lift Access

*Walk To River/Beach, Surf Club, Cotton Tree's Boutique Dining, Sun Central CBD

*Perfect Holiday Investment Or Sea-Change In Total Waterfront Location

Stunning apartment living with views over the esplanade in the heart of Cotton Tree doesn't get any better than this!