

**11/45 Bradman Avenue, Maroochydore, Qld 4558**



**Unit For Sale**

Friday, 17 January 2025

11/45 Bradman Avenue, Maroochydore, Qld 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Unit**



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## Auction

**GROUND FLOOR RIVERSIDE LIVING ON OFFER** This ground-floor, riverside apartment is the perfect coastal investment, first home or downsizer where you can take advantage of all that is on offer at this riverside and coastal enclave. Perfectly positioned opposite Maroochy River, explore the waterways on your pleasure craft, walk along the riverfront or throw a line out for some fishing at the cod hole or off Chambers Island which is located right across the river accessible by a foot bridge. A boat ramp is just down the road for convenience, as is Sunshine Plaza and Big Top for all your shopping needs. Enjoy a food safari through Ocean Street's dining options or check out the local pizzeria down the road. Maroochydore beach is a short drive, bike ride or walk away so you can enjoy weekends of sand, surf and sunshine all year round. With a lovely northern aspect, the open-plan living space is light-filled and has screened double sliding doors which open wide to allow the cool breezes to gently flow in. For added comfort there is a new ceiling fan to the living area. These doors lead out to a small patio overlooking the complex's large swimming pool and tropical gardens. As an end unit, this apartment is very private. The interiors of this apartment have been updated with a neutral palette. A white gloss two-pac kitchen has plenty of storage and is topped with a marble-look bench top. Completing the kitchen is a Euro electric four-burner cooktop, a 60cm Omega oven and Kleenmaid dishwasher. There are two bathrooms, both of which have white floor-to-ceiling tiles, frameless shower screens, a floating vanity and WC. This unit has its own secure lock up garage and is perfect for anyone looking to get into the Maroochy riverside precinct as a live-in resident or investor. Located a few doors down is the local fish and chippery and convenience store as well as bait shop - perfect for an easy dinner of fish and chips on the riverbank while watching the spectacular sunsets over the river in the evenings which has become a popular pastime with locals.

**FEATURES:** Invest in this fantastic riverside apartment with north-facing aspect. Perfect for an investor, first home buyer or downsizer. Ideally situated right opposite Maroochy River and Chambers Island. Two bedrooms, two bathrooms, open-plan design, neutral palette. Kitchen has plenty of storage, Omega oven, Kleenmaid dishwasher. White two-pac joinery, marble-look bench top, double fridge space. Light-filled living area opens out to small patio with pool views. Huge swimming pool in complex. Master bedroom with ceiling fan, built-in wardrobes and ensuite. Laundry, linen press and good storage area in hallway. Updated bathrooms with floor-to-ceiling tiles, frameless showers. Secure lock up garage. Perfect for water sports or fishing enthusiasts, walk to Chambers Island, close to boat ramp. Close to public transport, Sunshine Plaza, Big Top/Ocean St, motorway, airport, Fisherman's Road markets, Erbachers, Bli Bli Castle. Agent: Pam Thomas, Lottie Gunter, Ray White Maroochydore. Contact: 0438 272 096, 0426 166 791. \*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. Features: Lock Up Garage