

13/43 Sixth Avenue, Maroochydore, QLD, 4558



Unit For Sale

Saturday, 23 November 2024

13/43 Sixth Avenue, Maroochydore, QLD, 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Jay Sherwell

0434552025

Cotton Tree Investment Opportunity - Ideal Holiday HOME just steps to the beach!

Step into this quintessential beachside holiday unit at 13/43 Sixth Avenue, Maroochydore. Offering an unbeatable investment opportunity with strong returns or holiday HOME. With its mostly original charm, this second-floor retreat is filled with natural light, cooling coastal breezes, and an open outlook framed by tropical landscaping. Situated on the northern side of a north-facing complex, you'll be treated to both sunrise and sunset views.

Just steps away from Maroochydore Beach and the Surf Club, this location delivers the ultimate coastal lifestyle. Enjoy a flat, easy stroll to your favourite local cafes, an array of dining options, and the beloved Cotton Tree Sunday market.

Inside, two spacious bedrooms feature large windows and double built-in robes, with the master bedroom boasting a tidy ensuite. A large main bathroom with a combined laundry enhances convenience, while a separate powder room adds practicality. Ample linen storage ensures everything has its place. Central air conditioning & ceilings fans throughout will provide comfort year round.

The kitchen offers a functional layout with plenty of cupboard space, an additional pantry, and a breakfast bar-style island bench providing the perfect spot to enjoy a morning coffee, or a quick breakfast before exploring our beautiful coastline.

The kitchen flows seamlessly into the open-plan living and dining area, it leads to a generously sized balcony through sliding glass doors. This outdoor space is perfect for alfresco dining and relaxing with friends and family.

The fabulous location offers an easy walk or short cycle to the Cotton Tree rivermouth and park, as well as flat riding paths to Alexandra Headland and the Maroochydore CBD. You'll find the library, shops, and public transport just steps away, making it a convenient spot for both relaxation and exploration.

With a private-use single garage that includes space for storage and plenty of street parking close by for additional cars or visitors, guests will have everything they need for a comfortable stay. On-site facilities include a large pool with plenty of space for lounging in the sun & a great BBQ area.

This property is less than 90 steps from the beach, making it one of the most sought-after holiday destinations on the Sunshine Coast. 13/43 Sixth Avenue is truly a Cotton Tree treasure – the perfect blend of fabulous lifestyle location and smart investment potential. Don't miss out on securing your slice of paradise!

If you would like to express your interest in this fantastic opportunity, please contact Kate Jewry or Jay Sherwell.