

**4/109 Bradman Avenue, Maroochydore, QLD, 4558**

**CENTURY 21**

## **Unit For Sale**

Wednesday, 20 November 2024

4/109 Bradman Avenue, Maroochydore, QLD, 4558

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Riverside Renovator - A Gem Waiting To Be Polished

If you aren't afraid of a little hard work and elbow grease, then this riverside 2 bedroom unit will be right up your alley. Located directly across from the sparkling waters of the Maroochy River with views from your living room and front balcony, it's ripe for a bit of creative flair and renovation. Located on the first floor, the unit offers a spacious floor plan of 125m<sup>2</sup> as well as approximately 80m<sup>2</sup> of exclusive outdoor living provided by a huge, paved courtyard to the rear.

Head inside to an open plan layout with both front and rear balcony encouraging fantastic cross breezes and natural light throughout the unit. Original in design, the property offers ample opportunity to add value with either cosmetic updates or a full renovation to your dream abode.

Along the hall is 2 great size bedrooms with the master offering walk in robe and access into the 2-way bathroom while the second bedroom overlooks the rear balcony and courtyard. There is also separate toilet and cupboarded laundry for convenience.

Parking is made easy with a secure single lock up garage which extends to the rear accommodating a second vehicle with covered carport parking. There is direct access to your own exclusive use courtyard which is a blank canvas ready to be transformed to suit your needs.

With miles of walking paths at your front door, head out and enjoy all Maroochydore has to offer whether it be a swim at Chambers Island or a fish from the sandy beach across the road. Centrally located only minutes to local shopping, café's and restaurants head out via car, bike or via the readily available public transport at your doorstep.

- \* 2 Bedroom Riverside Unit Ripe For Renovation
- \* Spacious 125m<sup>2</sup> Floor Plan + 80m<sup>2</sup> Exclusive Use Courtyard
- \* Open-Plan Design With Front & Rear Balconies For Natural Light & Breezes
- \* Main Bedroom With Walk-In Robe, Bathroom & Balcony Access.
- \* Secure Garage & Carport Parking With Courtyard Access For Convenience
- \* Renovation Potential To Transform Into Your Dream Riverside Abode
- \* Close To Shopping, Cafés, Public Transport & Local Swimming Spots

Whether you are looking to secure your first property or a renovation project, properties like this do not hit the market often. Don't miss your chance to inspect!