

**4/27 Bradman Avenue, Maroochydore, QLD, 4558**



**Unit For Sale**

Saturday, 30 November 2024

4/27 Bradman Avenue, Maroochydore, QLD, 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



**CRAIG MORRISON**

0407142027

## North Facing, Boutique Riverfront Living

This north facing light-filled apartment in the stunning architecturally designed Vue building located on a prime corner block directly opposite the river at the eastern end of Bradman Avenue, offers the complete desirable property trinity: luxury, location, lifestyle!

Across approximately 148 square metres the apartment comprises two bedrooms each with exclusive balconies, two fully tiled bathrooms, media room with exclusive balcony, well equipped galley kitchen, open plan living flowing to 2.9x6.4m covered balcony with built-in Weber BBQ, and compact European-style laundry. There is also secure basement parking with storage for two vehicles.

Ducted air-conditioning throughout, privacy screens on Juliet balconies, stone benchtops, Miele appliances including integrated dishwasher, soft close 2-pac cabinetry, plush carpets in bedrooms, easy-care tiled flooring in living areas and kitchen, full sized bathtub in main bathroom, and quality window furnishings – are among the suite of features.

Showcasing breathtaking views across the Maroochy River, Chambers Island and beyond to Twin Waters and Mount Coolum; the never-to-be-built-out vista is glorious, and the corner position further heightens natural light and widens outlook.

You can enjoy a freshly brewed espresso on the balcony as you watch the morning activity along the river and indulge in a sunset drink at wine o'clock, how totally divine – you wouldn't be anywhere else would you? Of course you don't have to be a quiet observer, you too can get out and about walking/jogging/cycling along the riverfront, paddleboarding, kayaking, fishing or picnicking; it's like a permanent holiday.

Residents of Vue have access to onsite facilities including serviced lift to each floor, inground pool and common use bathroom, communal BBQ areas, and electric vehicle chargers. There are only 14 in the predominantly owner-occupied complex.

From here it is walking distance to public transport, river and foreshore, Ocean Street dining and entertainment precinct, parks, Duporth Tavern, Picnic Point, and Sunshine Plaza. Local schools, the Maroochy CBD, golf courses, and beaches are within a 5-10 minute proximity, and it is 15 minutes to the university and 23 minutes to major hospitals.

Lifestyle, location, luxury; is on offer, invest in your slice of riverfront resplendence today and look forward to living your very best life in comfort and style, with minimal maintenance and maximum joie de vivre.

### Summary of Features:

- ☑ Light-filled north facing apartment in architect-designed "Vue"
- ☑ Directly opposite river – stunning views to Mount Coolum
- ☑ 2 carpeted bedrooms both with exclusive Juliet balcony
- ☑ 2 fully tiled luxury bathrooms, main with separate bathtub
- ☑ 2 living areas, main living flowing to covered front balcony
- ☑ Premium well-equipped kitchen with high-end Miele appliances
- ☑ Ducted A/C, quality fixtures/fittings, tasteful modern décor
- ☑ Secure basement parking + storage for two vehicles
- ☑ 14 in complex – communal pool with bathroom, BBQ areas
- ☑ Electric vehicle charging, keyless entry, lift to all levels
- ☑ Walk to river, dining, shopping, parks, bus, and more
- ☑ Just minutes to schools, beaches, CBD, airport & golf