

**402/110 Duporth Avenue, Maroochydore, QLD,
4558**



Unit For Sale

Tuesday, 26 November 2024

402/110 Duporth Avenue, Maroochydore, QLD, 4558

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Unit



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Award-Winning Luxe Riverfront Living

Located on the fourth floor of Botanica Riverside, an exclusive, award-winning building designed by BRD Group and built by Nexus Building Group; is this lavish, light-filled 310 square metre apartment showcasing a breathtaking water vista across the Maroochy River and across to Cotton Tree Beach and beyond to the Coral Sea.

A prized north-easterly aspect floods the apartment with sunshine and greatly enhances natural ventilation throughout. The apartment comprises three ensuited bedrooms, powder room, study, two separate living areas, premium kitchen with butler's pantry, three separate balconies, laundry, and utility room; there is also secure double lock-up basement parking and storage.

High-end fixtures and fittings are featured throughout including ducted air-conditioning, reconstituted stone benches in kitchen/bathrooms/laundry, Miele appliances in kitchen and laundry, soft close cabinetry in 2-pac and timber laminate finish, outdoor kitchen with wine fridge and built-in BBQ, freestanding bathtub and dual vanities in main bedroom ensuite, stackable slider doors to front balcony to facilitate seamless integrated indoor/outdoor living, privacy screening, and much more – see Agent for comprehensive list.

The building was the winning recipient of the Building Designers Association of Australia (BDAA) award for the best Multi-Residential building (more than three storeys). The design was focused on maximising space, light, and ventilation as well as style, substance, and sophistication. There are 16 in the building, and with only two on each floor and two separate lifts, privacy and peace is also greatly enhanced.

Residents of Botanica Riverside have access to a stunning 20-metre heated pool with mosaic tiles and sunbathing terrace, change room, gym, sauna, BBQ area, and waterfront jetty with enclosed kayak storage. There is a recreation pavilion with solar panels for powering common areas, and a rainwater tanks for landscaped gardens.

The lifestyle on offer is exceptional with every conceivable luxury included and that resplendent never-to-be-built-out view that encompasses Sunshine Coast natural landmarks including Goat Island, Pincushion Island, and Mount Coolum. It's going to enchant and delight all whom visit – day and night, and its narrative is ever-changing to reflect the weather and the tides.

Located in the lifestyle, entertainment, and commercial capital of the Sunshine Coast; it is walking distance to world-class dining, Sunshine Plaza, the new CBD, Cotton Tree and Maroochy Beach, public transport, and fabulous family-friendly waterfront parks. Major amenities such as schools, airport, university, and hospitals are within a 10-25 minute radius.

Prestige waterfront buyers seeking to downsize without compromise, should act immediately, this is one of the finest riverside buildings across the coast, and this is a timely opportunity to secure your very deluxe apartment where you can indulge in an enviable lifestyle many can only dream of.

Summary of Features:

- Sumptuous riverfront apartment in award-winning building
- Sweeping views across the Maroochy River & Coral Sea
- North-east facing front balcony with built-in outdoor kitchen
- Two rear balconies with elevated views towards Buderim
- 3 bedrooms with luxury ensuites plus separate powder room
- 2 separate living areas plus study, utility room plus laundry
- Sleek designer kitchen with full suite of Miele appliances
- Ducted A/C, ceiling fans, excellent natural ventilation

- High-end fixtures, fittings & Electronic blinds
- Secure basement parking for 2 vehicles plus storage
- Recreation Pavilion with gym, sauna, and change room
- Video display intercom in unit and on phone for international use
- 20-metre heated pool, BBQ areas, exclusive pontoon
- 16 apartments in total, 2 lifts, 2 apartments to each floor
- Walk everywhere: dining, shopping, CBD, beach, parks
- Prestigious riverfront living that is truly next-level awaits