

**5/84 Duporth Avenue, Maroochydore, QLD, 4558**

**CENTURY 21**

**Unit For Sale**

Wednesday, 20 November 2024

5/84 Duporth Avenue, Maroochydore, QLD, 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## **Absolute Waterfront - Residential Apartment Living**

Located directly on the banks of the Maroochy River in a smaller residential complex of just 18 apartments, known as Marrakesh, this first floor 2 bedder plus office apartment is a wonderful option for those buyers looking to downsize without compromise and enjoy a wonderfully tranquil location on the water's edge.

Positioned on Duporth Avenue, just a minutes' walk to Ocean Street, the new CBD and Sunshine Plaza, Marrakesh is close enough to everything that Maroochydore has to offer yet far enough removed to avoid any of the hustle and bustle that often comes with such convenient blue-chip locations.

From the moment you enter the secure gates you get a feel for the residential surrounds of this great complex. Large open gardens and plenty of visitor parking to the front of the site provide a fantastic entry statement. With Basement parking and multiple levels of security throughout you won't find a better setting for permanent living on the water's edge.

Unit 5 is a first floor 2-bedroom apartment with a purposely built office in the centre of the complex. The property was originally redesigned during construction to add a purpose built and fully equipped office along with two very good-sized bedrooms.

The master bedroom enjoys pride of position with sensational water views enjoyed while you have your head on a pillow relaxing in bed. There is a wonderful walk-in robe and spacious ensuite along with access to the main balcony.

The main living area and kitchen is fully tiled throughout and leads out to the balcony via a wall of glass doors allowing you to truly enjoy the serene location. The kitchen was redesigned off the plan along with the study area to create a bespoke design like nothing else in the complex.

\*Absolute Riverfront 2-Bedroom Apartment With Stunning Views

\*Small Residential Complex Of 18 Apartments

\*No Onsite Manager And Full Security Throughout

\*Purpose Built Office – Additional To The 2 Large Bedrooms

\*Pool, Lift Access And Secure Basement Parking On Site

The complex is currently having some retaining wall works done that has been fully funded by the existing owners and will be completed early next year.

If you are looking for a quiet, tranquil home or getaway on the water's edge – Don't miss this opportunity!!

\*The owner reserves the right to accept an offer prior to the offers closing date.