

**6/33 Sixth Avenue, Maroochydore, QLD, 4558**



**Unit For Sale**

Tuesday, 26 November 2024

6/33 Sixth Avenue, Maroochydore, QLD, 4558

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Enjoy Life By The Sea

Situated in the heart of Cotton Tree, just one street back from the sands of Maroochydore's famous beach, this large two bedroom, two bathroom apartment is awaiting its new owners. Located in the small boutique 'Sunshine Towers' complex with just a handful of apartments, this really is a great opportunity to secure your piece of Cotton Tree.

Come and enjoy the amazing lifestyle this unit has to offer. Cafes, restaurants and of course the beach and river are literally on your front doorstep. If you have been searching for a great investment opportunity, a lock up holiday apartment or your forever unit, come and inspect 6/33 Sixth Avenue, you will not be disappointed you did!

Features of the unit include:

- 112m2 floor plan with north facing aspect
- Two large bedrooms both with ceiling fans and cupboards
- Main bedroom features an ensuite, walk in robe and direct balcony access
- Spacious air conditioned open plan living
- Kitchen equipped with dishwasher and plenty of storage
- Front balcony off the living area is ideal for that morning coffee and watching the sunrise
- Back balcony is ideal for watching the sun go down with a glass of wine or beer in hand overlooking Cotton Tree
- Single car space in secure basement carpark
- Lift access to your apartment so no stairs
- Pool and BBQ area in the complex
- Body Corporate fee of approximately \$8900per annum

If you have been looking for a great apartment in the heart of Cotton Tree, then 6/33 Sixth Avenue should be at the very top of your list. This property will not last long so be sure to book your inspection today. We look forward to showing you this great opportunity.