

9/42-46 Fourth Ave, Maroochydore, QLD 4558

Offers Over \$989,000

Unit 2  2  1 



Morning Sunshine, Afternoon Wines & Cotton Tree Living

There are some locations where you can simply feel the lifestyle the moment you arrive — and unit 9 'Sea Shapes' is undoubtedly one of them.

Perfectly positioned in one of Maroochydore's most tightly held and sought-after beachside precincts, this spacious two bedroom, 2 bathroom apartment places you right in the middle of everything that makes Cotton Tree so special. Walk to the beach for an early morning surf, wander down to the Esplanade for coffee, enjoy dinner at one of the many cafés and restaurants, or simply embrace the relaxed coastal lifestyle that makes this pocket of Maroochydore so popular.

Set across a generous 106m², this well-presented apartment features a light-filled open-plan living and dining area flowing onto a large east-facing balcony overlooking the sporting fields and established greenery — the perfect spot to enjoy your morning coffee in the sunshine. The refreshed kitchen features a new benchtop, sink and contemporary black fixtures, adding a fresh coastal touch.

With hybrid plank flooring, air conditioning to the living area and both bedrooms, security doors throughout, and being offered fully furnished, there is nothing to do but drop your bags and enjoy what's on offer.

To the rear of the unit, both bedrooms enjoy access to a second balcony, creating an additional private outdoor space that is ideal for enjoying a quiet afternoon drink or unwinding at the end of the day. Both generous in size and air conditioned, the main bedroom enjoys its own ensuite with the main bathroom offering soaking tub with shower. Along the hall there is a separate toilet for added convenience, and the laundry is cleverly concealed within a hallway cupboard, keeping the apartment neat and streamlined.

Along with a sparkling pool for residents, there is also a secure single car space with lock-up storage, giving you somewhere safe for the car, bikes, boards and all the essentials that come with enjoying the Sunshine Coast lifestyle.

Whether you're searching for your own slice of beachside living, a lock-up-and-leave getaway or a property with strong rental appeal, this is an opportunity to secure a genuine Cotton Tree lifestyle in a location that is becoming increasingly difficult to replicate. With the sand, surf, river, Esplanade, cafés and restaurants all within easy reach, 9/42-46 Fourth Avenue is a property where the lifestyle isn't something you have to create — it's already waiting for you.

2 Bed First Floor Apartment, Moments From The Beach, Cafés & Restaurants

Listed By
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