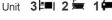
Sold - \$860,000

## 2/123-125 Coolum Tce, Coolum Beach, QLD 4573

Unit 3 = 2 = 1 =

















## Footsteps to First Bay!

Embrace effortless, light-filled coastal living in the well-located 'Riviera Apartments' complex with the purchase of this expansive unit with east-facing wraparound balcony showcasing ocean views and lapping up gentle sea breezes to keep you cool and comfortable on even the warmest Queensland summer's day!

**Open for Inspection** By Appointment.

Comprising double sized bedrooms, two bathrooms, open plan living flowing to balcony, central kitchen, separate laundry, and single lock up garage. This is the perfect size for a couple or small family, offering an idyllic permanent sea change or a fabulous holiday home just footsteps to picturesque First Bay and Point Perry, and 10 minutes' walk into Coolum along the scenic coastal boardwalk.

Split system air-conditioning in living, ceiling fans, stainless steel wall oven and grill, dishwasher, separate shower and spa bath in main bathroom, and direct balcony access from master; are features of note.

One of only seven in the building - residents enjoy excellent peace and privacy; there are delightful communal gardens and with no pool or lifts, body corporate fees are low. So close to the beach; yet set back away from the traffic of the David Low Way.the location is desirable, one of Coolum's most sought-after.

Long-term owner is committed to secure a sale on or before Auction, and with the Sunshine Coast market ultra-active with beachside properties in high demand from all across the nation, this one will generate a lot of interest, for good reason! Put your very best offer forward to secure, and welcome to paradise.

- \* Elegant Apartment In Boutique Complex
- \* Just Footsteps To First Bay & Point Perry
- \* 10 Mins Stroll Along Boardwalk To Coolum
- \* 3 Bedrooms, 2 Bathrooms, Open Plan Living
- \* Wraparound Balcony With Ocean Views
- \* Generous Sized Kitchen, Separate Laundry
- \* SLUG, Low Body Corp., Communal Gardens
- \* Tightly Held For 20 Years By Current Owner

Listed By Mitch Semple



Listing Number: 3207389