

SOLD



4, 327 Bradman Avenue, Maroochydore



Northern Splendour...Riverfront Bliss!

This pristine contemporary tri-level townhouse in the architecturally designed boutique 'Riverland' complex opposite the magnificent Maroochy River and showcasing sweeping water views, offers the ultimate riverfront lifestyle within walking distance to local amenities, and just a short drive to major retail, airport, and surf beaches.

With a perfect northern aspect flooding the residence with natural light; the townhouse is complete with three bedrooms, three bathrooms, open plan living and dining flowing to balcony on second level, premium kitchen with Bosch appliances, delightful grassy front courtyard facing water, and single lock up garage with storage and laundry.

Presented 'as new' with nothing needing to be spent for many years; features include reverse cycle split system air-conditioning, ceiling fans, stone benches in kitchen and

3 3 2

173 m2

Price	SOLD
Property Type	Residential
Property ID	1415
Land Area	173 m2

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

code
PROPERTY GROUP

bathrooms, soft close cabinetry, skylight about stairs to infuse with light, plush carpet in bedrooms, timber look vinyl planking in living, LED lights, acoustic glazing to front windows, courtyard access from ground level bedroom, and generous storage.

The floor plan caters for residents of all ages and stages of life - with a double sized ensuited bedroom on the ground floor that could be utilised as a master bedroom for more elderly occupants. The walls of the stairway are reinforced to cater for a future chairlift ... yes, you can retire here in comfort and peace of mind that accessibility will not be an issue.

From the master bedroom on the upper level the view is panoramic covering the widest section of the Maroochy River (over 300 metres) and beyond to Mount Coolum and Mount Ninderry ... sparkling waters to mountain magic, this is a picturesque slice of the Sunshine Coast.

Residents and guests have access to a communal inground pool, BBQ area and grassy fields at rear and waterfront parkland opposite. Just 30 metres to the boat ramp and pontoon, bike/walking paths, bus stop, and convenience store...it is literally just footsteps from your front door. Maroochydore's major amenities such as Sunshine Plaza, SunCentral CBD, Ocean Street dining precinct, and patrolled surf beach are a 7-10 minute radius, and Sunshine Coast Airport is less than 10 minutes' drive across the nearby motorway bridge.

This is a lifestyle to embrace and a lifestyle to savour; pack the fishing rods, sunscreen, walking shoes...chill the champagne and let the good times roll.

- Riverfront living of the highest calibre
- Architect-designed tri-level townhouse
- Perfect northern aspect, light-filled
- Glorious sweeping views over river
- 3 double bedrooms, 3 bathrooms

- Open plan living flowing to balcony
- Stylish kitchen with Bosch appliances
- Sun-drenched front fenced courtyard
- Quality fixtures & fittings throughout
- One of 15 in 'Riverland' complex
- Onsite pool, BBQ area & gardens
- 30 metres to river, boat ramp, park
- 30 metres to bus stop & local store
- 7-10 mins to beach & major amenities
- Quick easy access to motorway bridge
- An amazing lifestyle of leisure awaits...

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.