

SOLD

1, 100 Memorial Avenue, Maroochydore



## Steps from the Beach and Surf Club: Luxury Living in Maroochydore

\*Kindly be aware that we currently have a fantastic tenant who is paying \$550 weekly. The existing lease agreement is set to conclude on May 21, 2024. Since the property is currently occupied, it is imperative that you register for the upcoming open homes. To do so, please get in touch with Jamie directly at 0488 383 001.

Cotton Tree is a vibrant coastal precinct that is known for its laid-back atmosphere, stunning beaches, and eclectic mix of shops, cafes, and restaurants. Nestled in its heart, 1/100 Memorial Avenue offers the ultimate coastal lifestyle oasis. With its prime location, just steps from the pristine beaches of Maroochydore and the iconic Cotton Tree Surf Club, this property offers everything you need to live the life you've always dreamed of.

Boasting a spacious and light-filled interior, this two-bedroom

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**Price** SOLD for  
\$631,000

**Property Type** Residential

**Property ID** 2488

**Floor Area** 79 m2

### Agent Details

Jamie Billerwell - 0488 383 001

### Office Details

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



apartment is perfect for those looking for a low maintenance home in the middle of the action. The open-plan living and dining area flows seamlessly to the private courtyard, a perfect spot to sit and enjoy your morning coffee. The kitchen is a chef's dream, equipped with state-of-the-art appliances, spacious benchtops, and ample storage space.

With the Cotton Tree Aquatic Centre just a short walk from 1/100 Memorial Avenue, a world-class swimming facility could be right on your doorstep. The Centre features a heated 50-metre lap pool, a children's pool, a water slide, and a spa. It is also home to a learn-to-swim program and a variety of other aquatic activities.

Property features:

- Prime location in the heart of the Cotton Tree precinct
- Spacious and light-filled interior with two bedrooms and two bathrooms
- Modern kitchen equipped with state-of-the-art appliances, including dishwasher
- Single car garage
- Air-conditioning throughout ensures comfort year round
- 650m to Cotton Tree Aquatic Centre and the Cotton Tree Surf Club
- Close to a variety of shops, cafes, restaurants, and attractions
- 500M to the beach. Approx\*
- Bring your furry friend along, subject to body corporate approval
- Low body corporate fees

Don't miss this opportunity to secure your dream coastal lifestyle at 1/100 Memorial Avenue.

*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.*