

JUST LISTED

MOUNT COOLUM

CHAMBERS ISLAND

code  
PROPERTY GROUP

5, 3 Kirsten Court, Maroochydore



## Central Maroochydore, Walk Everywhere!

Invest in your slice of the Sunshine Coast's entertainment, retail, and commercial capital – with the purchase of this immaculate apartment on the north-eastern side of Maroochydore within walking distance to everything: river, shopping, dining, schools, and CBD.

On the upper floor of a quiet complex, the apartment comprises two generous sized bedrooms with built-ins, one-bathroom, separate toilet, light-filled kitchen, open plan living/dining flowing out to east facing balcony, and laundry; there is also a single lock-up garage.

Current owner has invested in new blinds, new oven and a new hot water system, and in recent years the entire apartment has been tastefully renovated and refreshed; with floor coverings replaced, a new bathroom and kitchen, new stainless-steel appliances, painted throughout, and an updated laundry. There

2 1 1 96 m<sup>2</sup>

|                      |                   |
|----------------------|-------------------|
| <b>Price</b>         | For Sale          |
| <b>Property Type</b> | Residential       |
| <b>Property ID</b>   | 3076              |
| <b>Land Area</b>     | 96 m <sup>2</sup> |
| <b>Floor Area</b>    | 91 m <sup>2</sup> |

### Inspection Times

Wed 13 Aug, 5:00 PM - 5:30 PM

Sat 16 Aug, 9:00 AM - 9:30 AM

### Agent Details

Matt Glynn - 0404 315 066

Lori Wyer - 0408 264 446

### Office Details

are also ceiling fans throughout.

Presentation is pristine and there is nothing needing to be spent. Vacant and rent-ready or ready to move straight into and savour the exceptional convenience, whilst still nestled away from the hustle and bustle, this is location, location, location meets opportunity, lifestyle, and affordability.

A mixture of owner-occupiers and tenants, "Kirsten Place" is pet-friendly (stbca) and body corporate fees are low. There is onsite visitor parking, and this low maintenance, solidly built complex is very neat and tidy; and tucked away at the end of a mini cul-de-sac backing directly onto a sporting field, only residents would even be aware of its existence!

This could be absolutely ideal for first home buyers, downsizers, and investors; so easy to lock-and-leave when away travelling and ultra-easy to maintain, there's more time for the fun stuff – the beach, fishing on the river, retail therapy at Sunshine Plaza, dining out at Ocean Street, watching the latest blockbuster at Event Cinemas, or just chilling on the balcony with your drink of choice.

Whilst Maroochydore's many amenities are all within walking distance, and the beach is a 30-minute walk or short bike ride; other major amenities such as hospitals, airport, and university are within a 12–20-minute driving radius.

The investor owner is motivated to sell and aiming for a spring settlement. With strong interest anticipated, this opportunity may not last beyond the first open home.

- Smart buying opportunity in the heart of Maroochydore
- Stylishly renovated top floor apartment in quiet complex
- 2 bedrooms, modern bathroom, kitchen & laundry
- Light-filled open plan living flowing to east facing balcony
- New blinds, new oven and new hot water system, fans throughout

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

**code**  
PROPERTY GROUP

- Dishwasher and clothes dryer
- Walk everywhere: river, schools, Plaza, Ocean St, CBD
- Mins to stunning beaches, 12 mins to airport & golf
- Vacant & turnkey ready to rent out or move straight into!
- Recent comparable sales available on request

*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.*