UNDER CONTRACT



17, 2-4 Picnic Point Esplanade, Maroochydore







Riverfront, great views and a lifestyle to match...Need I say more?

2 2 1 102m2

Positioned in the tightly held 'Reflections' complex, just 50 metres from the Maroochy River, this top-floor apartment delivers an enviable low-maintenance lifestyle right in the heart of Maroochydore's vibrant lifestyle and cultural hub.

Crowned by a private, exclusive-use rooftop terrace, the home captures uninterrupted panoramic views across the Maroochy River and surrounds — a truly rare offering where you can entertain, unwind or simply take in the ever-changing outlook from sunrise to sunset.

Inside and to be sold fully furnished, the apartment is light-filled and breezy, with open-plan living and dining flowing from a modern kitchen featuring quality appliances and breakfast bar. Neutral tones, air-conditioning and natural river breezes ensure year-round comfort, while the thoughtful layout makes

Price	Offers Over $925,000
Property Type	Residential
Property ID	3323
Land Area	102 m2
Floor Area	145 m2

Agent Details

Ben Wilson - 0407 584 378

Office Details

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

everyday living easy and relaxed.

The master bedroom enjoys water views and a private ensuite, creating a peaceful retreat to wake up to each day. Residents of the complex also enjoy access to a swimming pool and BBQ area, adding to the relaxed coastal feel.

From here, everything is at your fingertips. Stroll the riverfront pathways, head just 1km to the popular Ocean Street dining precinct, or enjoy the nearby Sunshine Plaza, beaches, public transport and the emerging Maroochydore CBD. It's a location that truly delivers lifestyle, convenience and long-term appeal.

Perfect for investors, retirees, downsizers or holiday makers, this is a rare opportunity to secure a top-floor river-view residence with rooftop entertaining in one of the Sunshine Coast's most sought-after precincts.

Key Features

• Top-floor apartment in sought-after 'Reflections' complex
• Exclusive-use rooftop terrace with panoramic Maroochy River views
• Just 50 metres to the riverfront and walking paths
• Modern kitchen with quality appliances and breakfast bar
• Open-plan living and dining with air-conditioning
• Fresh river breezes throughout
• Master bedroom with water views and adjoining ensuite
• Unit to be sold fully furnished - inventory can be provided
• Resort-style pool and BBQ area in complex
• Approx. 1km to Ocean Street dining precinct
• Close to Sunshine Plaza, beaches, CBD and transport
• Strong holiday letting and investment appeal
• Ideal for investors, retirees and downsizers

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