







TWO BEDROOM, GROUND FLOOR BEACHSIDE APARTMENT

The age old saying of 'location, location, location' is often over used but could not be more fitting to describe the opportunity on offer at apartment 3/40 Alexandra Parade. A prestigious address 'on the parade' sits in an even more prestigious position opposite the Maroochydore Surf Club and patrolled beach. No need to look up the surf report here, you can call local reporter Robbie Sherwell yourself and tell him what the surf is doing.

Set on a generous 1,012m² allotment, this boutique complex comprises of just ten apartments, offering a sense of space and exclusivity rarely found in such a sought after beachfront location.
While Unit 3 enjoys the convenience of ground floor living, residents also have access to a communal balcony on the upper level. This is the perfect spot to enjoy a morning coffee as the sun rises over the ocean or unwind with an afternoon drink while watching the waves roll in.

Also featuring:

Neutrally toned, renovated kitchen with ample storage and bench space

Two generously sized bedrooms, both with built-in wardrobes

Spacious, open-plan living and dining area

Separate shower, laundry and WC for added convenience

2 1 1

Price	$730,000
Property Type	Residential
Property ID	12194

INSPECTION TIMES

Sat 21 Nov, 11:30 AM - 12:00 PM

AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

Low-maintenance living with affordable body corporate fees

Convenient off-street parking

Boutique complex of just 10 apartments

Communal upper-level balcony with beautiful ocean views

Easy walking distance to cafés, restaurants, shops and local amenities

Just footsteps from Maroochydore Beach with the sand, surf and everything the beachfront lifestyle has to offer

One of the most appealing aspects of this location is its remarkable proximity to everything Maroochydore has to offer, without sacrificing the relaxed beachside lifestyle. Just minutes from the thriving Maroochydore CBD, Sunshine Plaza and an ever growing selection of restaurants, cafés and shopping, you are still quite literally only steps from the sand and surf. It's a rare combination of city convenience and coastal lifestyle, where you can enjoy all the benefits of a modern, growing city while still feeling a world away from the hustle and bustle. Morning swims, beach walks and ocean breezes become part of everyday life, rather than something reserved for the weekend.

Contact Indiana today to arrange your viewing or register for upcoming inspections.

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