

Sold



2, 87-89 'Rivers On Duporth' Duporth Avenue, Maroochydore



## WALK EVERYWHERE FROM YOUR GROUND FLOOR CBD APARTMENT!

This spacious and airy ground floor apartment opens out to a 64m<sup>2</sup> exclusive garden with a prized North Eastern aspect and glimpses of the Maroochy River...low maintenance, comfortable living in a central location is on offer here; perfect for downsizers, investors or first home buyers.

Boasting two double bedrooms, two bathrooms, spacious open plan living and dining, stylish kitchen with granite benches, covered patio, a grassed lawn and secure lock up for one vehicle plus storage cage, this well positioned apartment is immaculately presented with premium fixtures and fittings throughout.

Features such as air-conditioning in the living area and master bedroom, crimsafe screens on external doors, quality carpet, ceiling fans, intercom security and a resort style luxury ensuite in the master suite with deep bath and plantation shutters, all enhance liveability and appeal.

The kitchen is equipped with a stainless steel dishwasher, stainless wall oven, ceramic cook top and range-hood, as new insinkerator, pantry, stone benches and good storage.

Built to showcase the alfresco area and landscaped gardens, the master bedroom opens out to the balcony creating a pleasant outlook...a

🚗 2 🚿 2 🚘 2 🏠

Price	SOLD
Property Type	Residential
Property ID	1701

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



wonderful place to wake up each morning, and with a North-east aspect there will be cooling breezes on even the hottest summer days.

A boutique development, built with the owner-occupier in mind, Rivers on Duporth won the Queensland Master Builders Award when it was completed, and remains a highly sought after complex where the apartments are generally tightly held.

Residents can enjoy use of communal facilities including inground pool (with lap lane), spa and landscaped BBQ areas, there is no on-site management keeping body corporate fees more affordable.

Located within footsteps to the river and within easy walking distance of Sunshine Plaza, Cinemas, Picnic Point, Maroochydore CBD and the revitalised Ocean Street precinct, this is a fantastic location, and there is easy access to public transport for when you wish to venture further afield.

The apartment market is enjoying robust activity at the moment and this is the type of unit living in a quality complex with a garden, which is often sought but rarely found. The price is right, the location couldn't be more central!

- :: Immaculate ground floor apartment with exclusive 64m2 garden
- :: Two large bedrooms, two bathrooms, open plan living/dining
- :: Stylish kitchen with granite benches, stainless appliances
- :: Air-conditioning in master bedroom + living area, ceiling fans
- :: North-east aspect from gardens and patio, water glimpses
- :: Single secure car accommodation plus storage cage on same level
- :: Inground pool, spa, BBQ area framed by landscaped gardens
- :: Award winning boutique apartment complex, tightly held
- :: Walk to river, plaza, cinemas, dining & Maroochy CBD
- :: Perfect for downsizers, investors or first home buyers
- :: Extremely motivated owner has priced to sell quickly!

*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.*