## UNBEATABLE ENTRY LEVEL BUYING BY THE WATER

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Rarely does the chance to get a foothold on the property market coincide with exceptional location and desirable Sunshine Coast lifestyle; 3/32 Broadwater Avenue offers the rare combination of blue chip position at entry point pricing.

Set just one block back from the Maroochy River in a small complex of only four, this secure 2 bedroom unit enjoys fantastic privacy, while its elevated first floor outlook ensures natural light and cool breeze are in abundance. The open plan encompasses a good sized, air conditioned living area, spacious kitchen and a laundry nook while the two large carpeted bedrooms both have built in wardrobes and ceiling fans. The tiled bathroom has a shower/bath and is in original condition, as is the kitchen; no doubt appealing to those adept at renovating or those who are looking to ideally sculpt their new home to a preferred style.

Chambers Island is right on your door step, offering a wonderfully convenient escape to relax, swim, bbq and cast a line with family and friends without having to get in the car or find a park!

Featuring;

• Superb Location, 75 metres from the Maroochy River and within walking distance of the Maroochydore CBD, Sunshine Plaza and Ocean Street
• Convenient, Maintenance Free Riverside Living
• Single Car Port
• Two entrance/small balcony areas
• Small complex of four units with affordable Body Corporate Fees
• Close to Public Transport

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1795 |

### AGENT DETAILS

### OFFICE DETAILS

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

• 3 minute walk across to Chambers Island
• Convenient Access to the Sunshine Motorway and the best the coast has to offer

Don’t miss out on this exceptional opportunity to secure prime position in a much sought after locale and start enjoying the riverside coastal lifestyle today. Call Drew now to arrange a private inspection or come and visit us at one of our weekend open homes.

*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.*