



1, 150 Duport Avenue, Maroochydore



## LOOK NO FURTHER: WE THINK THIS IS COAST'S CHEAPEST RIVERFRONT APARTMENT!

Hot property alert!!! And no, the price ISN'T a misprint: We genuinely believe that this 2 bedroom, en-suited apartment is THE cheapest unit on the market today which comes with a direct view over the sparkling Maroochy River!

Situated on the first floor (2nd level) of ever-popular Banyandah Towers, this "middle unit" is situated only a few hundred metres away (a short stroll) from the Sunshine Plaza and its many shops; cinema; restaurants & cafes; plus the Homemaker Centre and thriving Ocean Street precinct and CBD are all nearby as well.

Investors should note that good tenants are already in place, with the unit currently leased at \$330 per week. Banyandah Towers is well known for its excellent management and comparatively low Body Corporate contributions (equating to around \$80 per week); and keep in mind that the complex is extremely well maintained and was recently freshly re-painted.

The unit is tidy "as-is", but should the buyer want to look to extract even more value it could easily be refurbished or renovated to suit your individual tastes, budget and preferred timeframe.

A recent change in the owner's circumstances means this one has been

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Price	SOLD
Property Type	Residential
Property ID	1963

### AGENT DETAILS

Anthony Jeffress - 0414 911 621

### OFFICE DETAILS

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



priced to sell (and sell quickly); so we suggest you would be well-advised to move swiftly if you are hankering for an absolute entry-level “bargain buy”!

What this terrific property offers, in a snapshot:

- \* 2 bedrooms, 2 bathrooms (en-suite off main bedroom)
- \* Front and rear balconies
- \* Direct riverfront view from living area; kitchen & front balcony
- \* Designated secure car space
- \* Complex has heated pool, spa & Bbq area for the occupants to enjoy
- \* Low Body Corp fees (less than \$81 per week).

*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.*