



107 Tepequar Dr, Maroochydore



## 4 BED PLUS 1 BED STUDIO

Parklike surrounds are your rear neighbor with the Stella Maris grounds butting up against your back fence. If ever there was an opportunity to enjoy a peaceful existence and a healthy lifestyle then this is it. The A,B,C of real estate is covered in this exclusive location. The locals know the Maroochy Waters precinct to be a highly sort after slice of Sunshine Coast real estate and as the CBD of Maroochydore grows, so does the value of this blue ribbon area. The hidden surprise at this much loved property is the one bedroom studio at the rear, with its own external access. The main residence offers 4 separate bedrooms and 2 bathrooms spacious enough for the large family, making the studio a real possibility for some extra "air bnb" income.

Features to be admired.....

- Low Maintenance rendered residence all on one level
- Stylish modern main kitchen upgraded with two pac finishes
- Master Bedroom adjoins stylish ensuite
- Four bedrooms in total. Large Built in robes
- Appealing tones continuing the neutral theme

Features to be adored

- The 704m2 allotment is privately located with direct access onto Stella Maris cross country course
- Beautifully maintained home for 25 years by same local owner
- Nearby Maroochy Waters parks and main canal access for stand up

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**Price** SOLD for \$690,000  
**Property Type** Residential  
**Property ID** 2766  
**Land Area** 704 m2

### AGENT DETAILS

Indiana Voss - 0404 155 581

### OFFICE DETAILS

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



paddle or kayak

- Maroochydore CBD nearby with some of the Sunshine Coasts finest outdoor eateries
- The exciting Ocean Street Night Markets are a short drive from the front gate
- Maroochydore High school within walking / cycling distance

Call Tim Abbott today to make an appointment for a private viewing or attend one of our coming open homes. Blue Moon sales specialist Tim Abbott loves to sell homes in this area as he was raised in a street just around the corner from this valuable Tepequar Drive site. Call Tim today for full details and further information

*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.*