

Under Contract



Unit 7, 7 Denna St, Maroochydore



## Riverside easy living

Two houses from Bradman Avenue, this first floor 2-bedroom unit offers easy access to the river walk and parkland, water glimpses and centre of village convenience. Add a tasteful renovation, large room sizes, balcony plus rear terrace, and you have everything you need for relaxed coastal living.

The oversized rear balcony looks north to the river and offers flexible space for large outdoor furniture. Connecting indoor spaces are just as impressive. Plenty of space for a home office, media room or simply more layout options. Stone work surfaces to kitchen, plenty of built in storage and an abundance of natural light and breezes, makes the home as appealing as the location.

Over sized single garage downstairs provides secure parking as well as somewhere to store boards, bicycles and kayaks.

If you're interested in something that lets you take a stand-up paddle on the river at the weekend, and easy access to Maroochydore's vibrant CBD, this property offers the best of both worlds.

### Property brief:

Large 2 bed/1 bath first floor unit

Open plan living, stone kitchen

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<b>Price</b>	\$650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3135
<b>Floor Area</b>	114 m2

### Agent Details

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### Office Details

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Space for office/media room  
Completely redecorated  
Updated electrical and lighting  
Air-conditioning & ceiling fans  
Security insect screens/doors  
Garage (remote/electric opener)  
Covered/internal access to unit  
End unit in a complex of 24  
Plenty of off-street visitor parking  
1 minute walk to the riverfront  
Shops/restaurants/medical opposite  
3.2km to Sunshine Plaza/CBD

**Rates, body Corp & rental information:**

Rates & water charges (combined): Approx \$3550/year

Body Corporate levies: \$4236/year

Rental appraisal (permanent): \$650pw

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