



FOR SALE

EXCLUSIVE-USE ROOFTOP ENTERTAINING.

Surf or sheltered water swimming, Cotton Tree offers the best of both worlds only a short stroll away. Paddle-boarding, fishing and boating within the Maroochy River in one direction and Maroochydore patrolled surf beach in the other.

You will be spoilt for choice with local restaurants, boutique shops and convenience stores just meters away.

Tastefully decorated throughout, this spacious apartment offers a comfortable, low-maintenance lifestyle to live in full-time, or generate an income and enjoy yourself when time permits.

Property features include;

- Air-conditioned bedrooms and living
- Ensuite and walk-in robe to the master bedroom
- Balcony off the living area
- Secure side-by-side double garage
- Huge (approx. 150sqm) exclusive use rooftop with ocean and river views, covered BBQ and wet-bar
- Boutique development of only 12 units

This secure complex also offers an in-ground swimming pool and with no lifts to maintain, the body corporate fees are very reasonable.

Contact Mike to arrange a private inspection today.

Property Code: 1655

3 BED | 2 BATH | 2 CAR

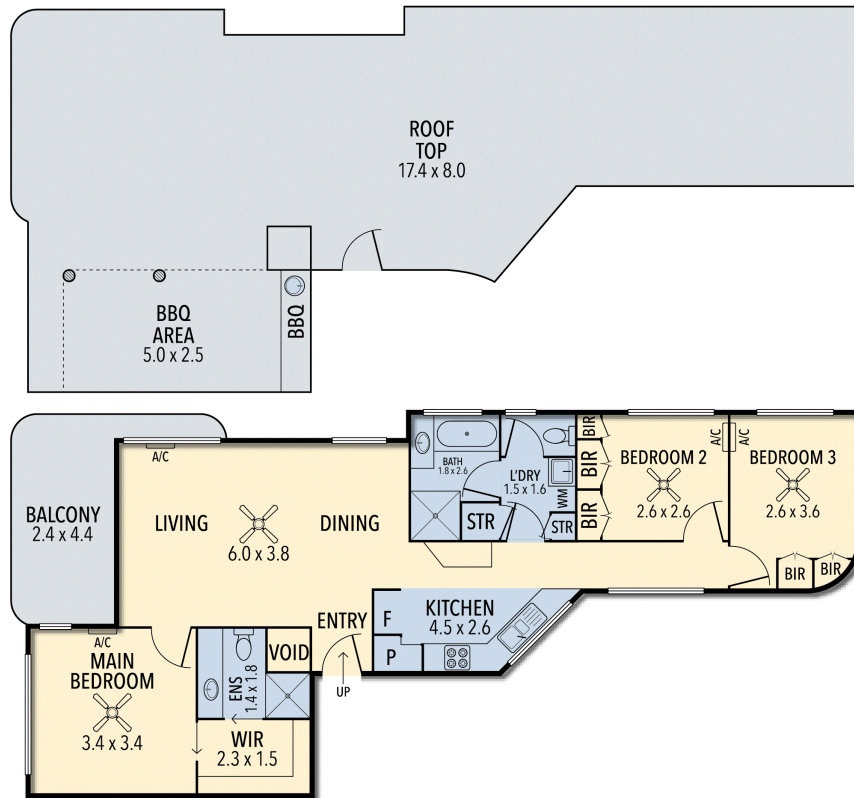
PRICE:
\$650,000

OPEN FOR INSPECTION:
N/A



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10/12 MEMORIAL AVENUE, MAROOCHYDORE



TOTAL APPROX. FLOOR AREA 93 SQ.M.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.