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REAL ESTATE

Coastal

Dan Bradley

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Unit 2 Riviera on Duporth

Property Details

2



2



1



104 sqm



Offers over \$430,000

2/131-133 Duporth Avenue, Maroochydore QLD

Highly sought-after Maroochydore Townhouse

"Riviera on Duporth" is just one street back from Picnic Point and a short stroll to the Ocean Street Restaurant Precinct, Sunshine Plaza and what will be the new Maroochydore CBD. With everything so handy there will be little need to take the car out over the weekend.

Upon entering, the first thing you will notice will be the abundance of natural light filling the home. After taking a couple of steps further your eyes will be drawn through the living area towards the very inviting outdoor entertainment area. The owners have done a superb job in making this a wonderful place to entertain guests or to simply enjoy a glass of wine at the end of the day.

With a recent paint job throughout and the addition of new carpets, this oversized townhouse has a very modern feel to it. For those looking to downsize be assured you will have plenty of storage available. There is even the added benefit of extra storage in the roof space with the installation of an "attic ladder".

The contemporary kitchen is well equipped with good quality appliances plus room for your double fridge that can be plumbed directly to the water supply meaning a constant supply of cold water and more importantly, ice for your drink of choice. The spacious bench top allows plenty of room for cooking as well as room for at least three breakfast stools.

The 2nd living area is a fantastic feature of this property. This great space is ideal as a theatre room, Study or there could even be provisions to make it into a 3rd bedroom.

The two air-conditioned bedrooms are a great size also, allowing both rooms to be occupied by adults or children, which is a massive plus for investors. Both bedrooms have large mirrored wardrobes, and the master bedroom features a private ensuite. With incredibly low body corporate fees, this wonderful townhouse will surely impress home buyers and investors alike.

Finding a townhouse in Maroochydore can be difficult at the best of times, find a townhouse near Picnic Point and so close to Ocean Street would usually be mission impossible, now is your chance.

To avoid the disappointment of missing out, don't delay and call Dan Bradley today to arrange an inspection.

UNDER CONTRACT - Subject to Conditions.



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Property Photos Photo Gallery





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Property Features Key features of the property

- 2 Bedrooms
- 2 Bathrooms
- 3 Toilets
- 1 Garage
- 1 Ensuite
- Remote Garage
- Outdoor Entertaining
- Built In Robes
- Dishwasher
- Close to transport/shops/school/park/beach



Unit 2 Riviera on Duport

Financials & Docs

Item	Approximate	
Council Rates	\$1,856	per annum
Water Rates	\$1,096	per annum
Body Corporate	\$1,840	per annum
Income	\$400-\$440	per week

[Council Rates](#)

[Water Rates](#)

[Body Corporate Disclosure Statement](#)



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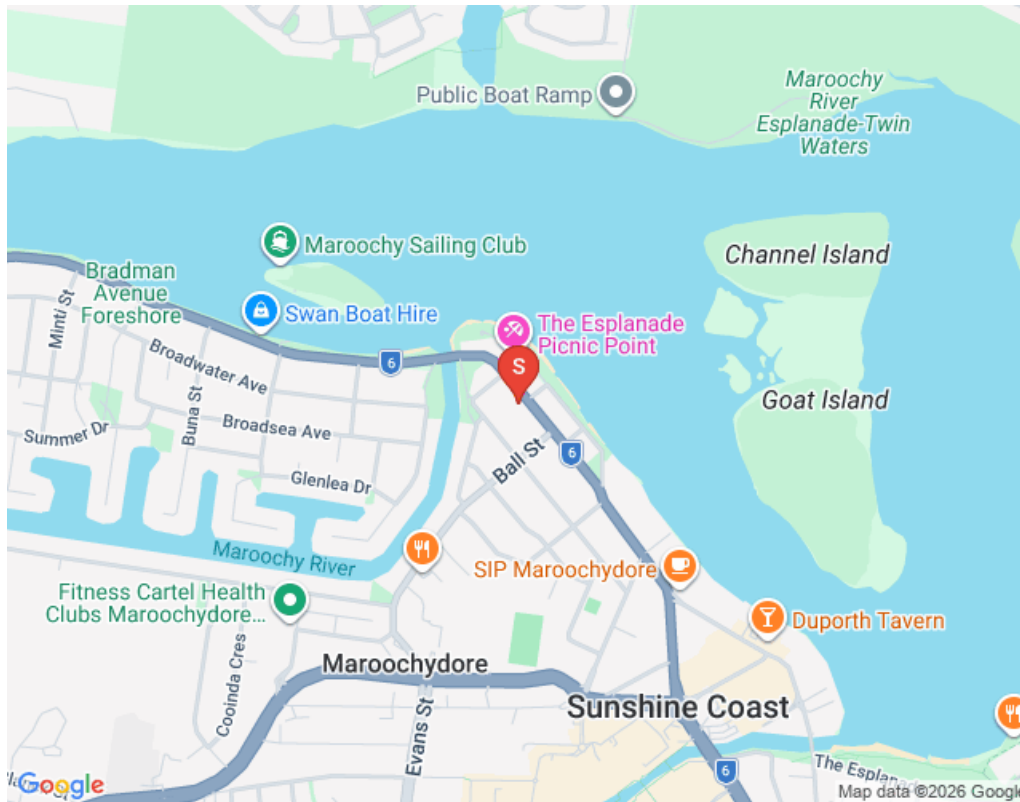
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Unit 2 Riviera on Duporth

Google Map - Property Location Map



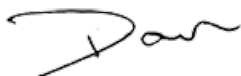


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For Further Information

I am the selling agent for 2/131-133 Duporth Avenue, Maroochydore.

If you have any queries please do not hesitate to contact me via phone or email.



Dan Bradley

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Since joining the First National Real Estate Team since 2004, Dan has built a solid reputation as an ethical and high-performing real estate professional. Over the span of 17 years he has consistently delivered a superior level of advice, expertise and dedication to his clients, resulting in a thriving business based on repeat and referral customers. Dan's hardworking and personable approach instills confidence in both buyers and sellers.

To ensure he remains at the forefront of the industry, Dan is devoted to ongoing professional development. He regularly attends training sessions covering various aspects of the real estate industry, allowing him to stay ahead of legislative changes, emerging technologies and effective marketing strategies.

By choosing Dan as your real estate agent, you benefit from his 15 years of industry experience and his unwavering commitment to achieving the best possible outcome for each client.

By choosing Dan to sell your property you are choosing 15 years industry experience and his commitment to achieving the best possible result for every client.



Unit 2 Riviera on Duport

Do you need to sell to buy ?



Are You Buying For Investment ?

Attention Property Investors

As a landlord you want to be assured that your property is managed professionally & efficiently.

We believe that rental management is not merely "collection of rent" but doing all that we can to ensure that the property that you choose to invest your hard earned dollars in, retains & increases its value so that when you sell this property you receive the maximum amount of profit on your original investment.

Our Service Guarantee

We Guarantee

1. Personalised service
2. Award Winning & Friendly Staff
3. Competitive Rates
4. Quarterly Inspections
5. Regular market rent reviews
6. Accompanied tenant inspections
7. Thorough tenant screening
8. Commitment to minimising rental arrears
9. Timely Disburseals
10. Regular & Prompt Communication

Should we fail to provide any of the above services you are at liberty to cancel your Management Agreement or we will refund the last three months management and rent collection fees from the time you notify the Principal.

Our award winning staff are committed to providing a personal & effective service aimed at maximizing your rental returns & protecting your investment.

Making the switch is easier than you might think – call us today.

[Click here for our complete Property Management proposal](#)





Unit 2 Riviera on Duport h

Ready to make an offer ?

Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



