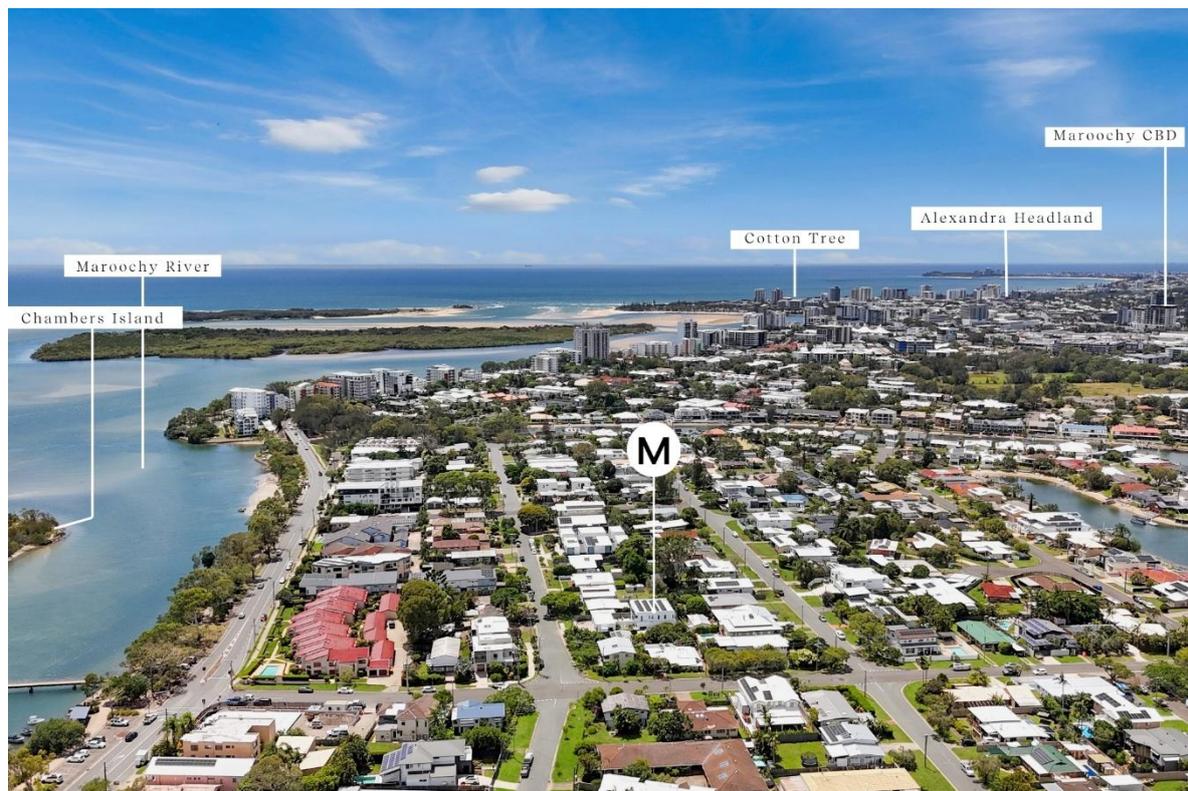


Property Information

From the owners of

2/45 Broadwater Avenue, Maroochydore



Configuration	2 Bed + 2 Bath + 2 Car
Property Size	Property: 202sqm
Rates	The rates are approximately \$2,484.82 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$850.00 to \$900.00 per week.
What first attracted you to this home?	We loved the home's open feel and beautiful flow, along with its convenient location close to Maroochydore CBD and the Maroochy River. The outlook and courtyard really stood out to us, and as we love entertaining having a dedicated space to host guests was especially important.
What is the construction of the property and roof?	Property: Rendered Masonry Roof: Colourbond
When was the home built & who was the builder?	The property was built in 2010 by Beautiful Homes.
Why are you selling?	We're now seeking a lifestyle change and looking to move into a single-level home.

DISCLAIMER: The information contained in this fact sheet is provided by the seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.

McGrath

Property Information

From the owners of

2/45 Broadwater Avenue, Maroochydore

Inclusions to stay	Blinds and curtains throughout, plus a Vacuum Maid system with motor and catchment drum.
Any cooling or heating?	Reverse cycle heating and cooling downstairs, ducted heating and cooling upstairs, ceiling fans throughout, plus an additional fan in the alfresco area.
School catchments	Maroochydore State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12
Closest public transport	Bus Stop: Bradman Ave (at Chambers Island)
Have you completed any renovations or improvements?	During our ownership, we've completed the following improvements: <ul style="list-style-type: none">• Kitchen, laundry and powder room benchtops replaced, and cupboards refaced in 2022• Solar system replaced• New Colourbond fencing and concrete retaining walls installed• New hot water system• Epoxy flooring and storage cupboards added in the garage• Exterior repaint completed
Any other benefits?	<ul style="list-style-type: none">• 6.6KW solar system installed• Beautiful natural breezes flow throughout the home, particularly with the rear door open• Close proximity to shopping centres and surf clubs, with access to complimentary courtesy buses• Previously operated as a successful STAYZ property for six years, known as "The White House on Broadwater"