



Step into a world of comfort and style with this remarkable townhouse nestled within the exclusive Catalina Palms complex. Perfectly designed for modern living, this home is your gateway to relaxed coastal living in the heart of Maroochydore.

**Two Bedrooms, One Bathroom, Open Plan Living:** Experience the perfect blend of space and functionality. With two spacious bedrooms and a well-appointed bathroom, convenience is at your doorstep. The open-plan living area is a haven of light, seamlessly connected to a chic kitchen that exudes a bright and airy ambience.

**Private Alfresco Courtyard:** Discover your own private oasis in the intimate alfresco courtyard. Ideal for entertaining or unwinding after a long day, this outdoor haven is perfect for enjoying the coastal climate in peace.

**Carport with Undercover Access:** Convenience meets practicality with a dedicated carport offering undercover access directly to your front door. No more worrying about the weather when you arrive home!

**Features That Impress:** From ceiling fans and security screens ensuring your comfort and safety, to the elegant floating timber floors that grace the living area, every detail has been thoughtfully considered.

**Separate Bath and Shower, Private Master Balcony:** Enjoy the luxury of a separate bath and shower in the bathroom, catering to your every need. The master bedroom boasts a private balcony, where you can soak in the serene surroundings.

**Exclusive Complex Amenities:** Embrace the convenience of on-site visitor parking and a communal BBQ area, perfect for hosting friends and family.

**Ideal for First Home Buyers and Savvy Investors:** A fantastic opportunity awaits for first-time homebuyers and investors alike. This property boasts a strong rental potential of \$450-\$540 per week. With low body corporate you'll find unmatched value and potential returns.

**Prime Location:** Situated in the heart of Maroochydore, you're only moments away from the best of what this vibrant coastal community has to offer.

**Limited Offer - Act Now:** Don't miss out on this golden opportunity! Call Debbie to arrange an inspection.