



PROPERTY PROSPECTUS

Kalinga Apartments,

14 Norman Avenue, Maroochydore

3 **2** **2**
Bed Bath Car

Discover modern coastal sophistication at Kalinga Apartments, where the serenity of a quiet riverside street meets the convenience of urban living.

- Brand new executive apartments minutes from the Maroochy River and vibrant heart of Maroochydore's new CBD
- Nine units over three levels with stair and lift access
- Superb level finishes throughout
- Stunning kitchen with features tile, waterfall stone bench and quality appliances
- Luxurious ensuite and bathroom
- Spacious balcony perfect for entertaining - capture river/sea breezes and sweeping views
- Extra high ceilings to third level units, creating light filled living spaces
- Quality vinyl plank flooring and carpeted bedrooms
- Fly screens and blinds fitted to all windows and glass doors, ceiling fans throughout
- Allocated parking spaces within undercover, ground floor carpark
- Perfectly positioned, 2 minute walk to Maroochy River, 12 minute walk to Sunshine Plaza
- Invest in your future now, Sunshine Coast continues to show outstanding property growth rates
- **Body Corporate Fees Approx. \$4562 pa (discounts available for early payment)**
- **Rental Appraisal: Varied per unit, up to \$850 per week**

McGrath

Please note: This information is collected from the sellers and to the best of the agent's knowledge, is true and correct. No responsibility is taken by the agent for incorrect information supplied by the seller. Buyers are advised to conduct their own due diligence.