

**10 Poinsettia Avenue, Mooloolaba, QLD, 4557**



**House For Sale**

Friday, 15 November 2024

10 Poinsettia Avenue, Mooloolaba, QLD, 4557

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Mooloolaba Magic: North-Facing Tropical Sanctuary

The Sof & Chris team at TOWN proudly present 10 Poinsettia Avenue Mooloolaba to market; this tightly-held family home on a fully fenced 650m<sup>2</sup> block with glorious, lush tropical gardens and expansive north facing alfresco entertaining within walking distance to both Alexandra Headland and Mooloolaba beaches.

Across a single level the home comprises five bedrooms (fourth/office has its own external entry), two luxury fully tiled bathrooms, quality kitchen with servery to deck, two separate living areas, laundry with external access to private drying courtyard, and double carport plus gated side access to bring in a boat/caravan/trailer.

Stunning Blackbutt hardwood timber flooring and plush carpets, 3 x split system air-conditioners, banks of louvers to filter breezes, bifold stacker servery windows in kitchen, stone benches with waterfall edges, stainless steel appliances including brand new 900mm Smeg oven, ceiling fans, café-style roller blinds on decking for all-season and all-weather entertaining, solar power, and two garden sheds, are among the home's suite of appealing features.

The floor plan facilitates excellent separation of living with a dedicated media room to enjoy movies and streaming services, and the master bedroom at the rear of the home away from the other four bedrooms. There is also wonderful communal space to gather together, break bread, toast the good life, and make cherished memories: salut!

Framed by glorious established gardens – so green and luscious, a mixture of palms, pandanus, succulents, leafy ferns, and a delightful herb garden providing fresh produce from garden to plate; creates a sanctuary-like ambience that is so calming and relaxing, it has a very resort-style vibe, and yes there is room for that dream pool.

Located in a coveted residential pocket of Mooloolaba just footsteps to local shops, and walking distance to Mooloolaba Primary School, Esplanade dining, parks, patrolled swimming, surf clubs, and scenic boardwalk: you can leave the car at home and avoid all that beachside traffic angst and parking fees.

Access to Sunshine Motorway is quick and easy, and major amenities including the university, public and private hospitals, the airport, Sunshine Plaza and the new Maroochy CBD are within a 5-15 minute radius.

Mooloolaba is the sparkling jewel in the Sunshine Coast crown, and this is your opportunity to invest in your very own slice of lifestyle and location magnificence. Buy today and begin 2025 in the best possible way in your beautiful new home with so much to love.

### Summary of Features:

- Family-friendly home on 650m<sup>2</sup> with lush tropical gardens
- 5 bedrooms, 2 luxury fully tiled bathrooms, 2 living areas
- Kitchen with servery to deck & new 900mm Smeg oven
- Expansive north-facing timber decking + cosy firepit area
- Gated side access for boat/caravan/trailer + room for a pool
- Stunning hardwood blackbutt flooring, A/C x 3, ceiling fans
- Solar power, 2 x lock-up garden sheds, irrigation system
- Walk to both Alex & Mooloolaba beaches, surf clubs & dining
- Coveted residential pocket, away from the hustle & bustle
- Purchase your slice of Mooloolaba magic & live the dream