

**164 Balgownie Drive, Peregian Springs, QLD, 4573**

**DAMIEN STEELE**

**House For Sale**

Tuesday, 26 November 2024

164 Balgownie Drive, Peregian Springs, QLD, 4573

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Damien Steele

## Lifestyle Masterpiece: Sumptuous Single Level Golf Course Living

This single level lifestyle masterpiece located in a dress circle neighbourhood is perfectly positioned on its fully fenced 871m<sup>2</sup> block, to maximise privacy and champion its natural and glorious northerly golf course aspect across the fifth fairway.

An exceptionally well-designed floor plan facilitates desirable separation throughout with separate living and sleeping zones; across approximately 366m<sup>2</sup> the home comprises four bedrooms, two luxury bathrooms plus powder room, three separate living areas, sleek contemporary kitchen with butler's pantry, north facing alfresco terrace overlooking the sun-drenched pool and beyond to the golf green, with separate laundry, and oversized double lock-up garage.

With impressive street presence, its presentation is absolutely pristine – current owners have not only impeccably maintained inside and out, but also invested in extensive improvements and renovations to truly take this home to the next level in terms of style, practical conveniences, and sophistication. It is dressed to impress and impress it certainly does.

2.7-metre high ceilings, ducted zoned air-conditioning, plantation shutters, VJ panelling feature walls, stone benches in kitchen and all wet areas, premium appliances, soft close cabinetry, direct terrace access from main bedroom, separate shower and bath in family bathroom, ceiling fans, gated entry with intercom, garden shed, 10kW solar with Tesla battery, and extra parking onsite for visitors or the RV or boat – are among the suite of features that boost appeal, value, and liveability.

The garden is private, beautifully landscaped with tropical and native vegetation and lush lawns; there is plenty of room for children and pets to play safely and securely, and everyone is going to love that north-facing pool, from the youngest to the oldest. There is also a leafy buffer between the back fence and the fairway further enhancing privacy and providing a glorious verdant outlook.

Located in one of Peregian Springs' most desirable streets, this is arguably one of its finest homes offering deluxe extras and an indulgent, exclusive lifestyle. It is truly the complete coastal lifestyle home in every sense – design, presentation, functionality, and location.

All Peregian Springs amenities including fabulous parks/playgrounds, pedestrian/cycle tracks, schools, golf club, and shops (including Coles) are within walking distance; and it's only six minutes to the thriving Peregian Beach village with patrolled swimming, less than 10 minutes to Coolum Beach, and 14 minutes to the airport.

Offering luxury and practicality, across one level, blending tranquility and privacy with golf course aspect, this is a premium offering, an entertainers delight.

- 366m<sup>2</sup> stylish, sophisticated, contemporary living on 871m<sup>2</sup>
- Dress circle neighbourhood, Peregian Springs' finest
- North facing golf frontage onto the 5th fairway
- 4 bedrooms, 2.5 luxury bathrooms, 3 living areas
- Sleek, elegant modern kitchen with butler's pantry
- Covered alfresco terrace overlooking garden & pool
- High ceilings, ducted zoned A/C, 10kW solar power
- Tasteful décor throughout, impeccably presented
- Oversized DLUG + onsite space for additional parking
- Fully fenced block, beautiful tropical landscaped garden
- Walk to golf, schools, parks, Coles supermarket & shops
- 6 mins to village and beach, 14 mins to local airport

- Exceptional property in every sense: design masterpiece!

Call Damien to inspect today.