

**1/36 Ventura Street, Sunrise Beach, QLD, 4567**

suter · smith · cleine

**Unit For Sale**

Tuesday, 31 December 2024

1/36 Ventura Street, Sunrise Beach, QLD, 4567

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Tyron Cleine Clint Smith  
0414444182

## **Low Maintenance Beachside Luxury With Holiday Letting Approval**

If you're looking for a lock-and-leave holiday home, profitable short-term rental investment or low maintenance living by the beach, then 1/36 Ventura St demands your serious consideration.

With holiday accommodation approval, ocean views and exquisite finishes this property provides an easy, low-maintenance lifestyle for the full time or part time resident.

Located just footsteps from the pristine sands and surf of Sunrise Beach. You'll have sand between your toes within a 300m walk from the rear gate.

- Short-term holiday letting permit with combined potential annual returns of \$120k per year
- Sunlit east-facing balcony showcasing ocean views and breathtaking sunrises
- Kitchen boasts stone-topped timber cabinetry, breakfast bar and Bosch appliances
- Split system air-conditioning, ceiling fans, and cool ocean breezes all year round
- Lush tropical gardens compliment the low maintenance, easy-care lifestyle
- Two generous bedrooms on the lower level with separate lounge and covered patio
- Sparkling swimming pool ideal for those days you choose not to swim at the beach
- Double lock-up garage with internal access and extra storage
- 20-minute beach walk to Sunshine Beach Surf Club, shopping and restaurant precinct
- Minutes from Main Beach and the vibrant Hastings Street dining scene

Wake to the sound of waves, enjoy a morning walk, swim, or surf and finish with breakfast and coffee at the local Chalet & Co cafe. The relaxed coastal lifestyle awaits you...