

1/46 Avocet Parade, Peregian Beach, QLD, 4573



Unit For Sale

Thursday, 14 November 2024

1/46 Avocet Parade, Peregian Beach, QLD, 4573

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

Beachside Duplex Delight with Exclusive Private Pool

Located on a prime corner site, just metres to the sand and surf, is this charming, solidly built dual level duplex with elegant interiors and its own exclusive, private inground pool – this is not your average duplex!

Altogether across approximately 263m² it comprises three bedrooms, two modern bathrooms, contemporary kitchen with high end appliances, upper and lower wraparound covered porch and balcony (showcasing sea glimpses), covered rear timber deck overlooking pool, office/study, 2 x lock up garages with generous storage, workshop and laundry facilities.

Framed by lush leafy tropical gardens along and a delightful fish pond at entry creating a unique water feature; there is a soothing, calming ambience that is sustained throughout. Current owners have installed new Daikin ducted air-conditioning on upper level (2024) and there is also a split system in downstairs bedroom.

- Beachside duplex on large corner block
- 350-metres to North Peregian Lifeguard
- 3 bedrooms, 2 bathrooms, open plan living
- Modern kitchen with high-end appliances
- Wraparound balcony showcasing sea glimpses
- Private deck overlooking exclusive pool
- Office, 2 x lock up garages, workshop + generous storage
- New 7kW ducted Daikin A/C on upper level
- Split system A/C in downstairs bedroom
- 6kW solar power, ceiling fans throughout
- Unique fish pond water feature at entry
- Walk to the beach & village dining/retail
- Many extras to delight, be the first to act

Other notable features include concrete flooring in living/kitchen, carpets in bedrooms, dual vanities and spa bath in ensuite bathroom with separate toilet, new blinds downstairs and in the upper living area (2023), ceiling fans, Caesarstone benchtops, integrated Miele dishwasher, Miele oven, Bosch gas top stove and soft close cabinetry in kitchen, dry bar in lounge, privacy shutters on the deck, outdoor shower, and 6kW solar power.

The home has dual street frontage and garage access is via Martin Street. The owner has the majority vote 2:1 of the grounds which keeps the property well maintained and easy to manage.

This is a perfect size for owners who enjoy entertaining and having guests or a family who love the beach and is not only easy to maintain, but easy to lock-and-leave when off travelling. With your own pool and wonderful outdoor entertaining space, you have all the benefits of a house without as much general upkeep; and of course, pets are welcome too.

Located 20 minutes walk to all of the popular cafes, shops and restaurants at Peregian Village and minutes to the beach; plus 10 minutes to local schools, golf, and Coles supermarket; 12 minutes to Noosa Junction, 18 minutes to the Sunshine Coast Airport, and 23 minutes to the famous biweekly Eumundi markets – you can embrace the fullest of coastal lifestyles with ease.

Investor owners are committed sellers, and this is one that many will fall in love with; it has wonderful warmth and charisma as well as many extras. Be the first to act.