

# 1/11 Bluefin Court, Noosaville, Qld 4566

## Sold House

Saturday, 4 November 2023

1/11 Bluefin Court, Noosaville, Qld 4566

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 355 m2

Type: House



Sam Plummer  
0754555340



Angela Wood  
0754555340

## Contact agent

Step into a world of natural beauty as this townhouse welcomes you with an abundance of natural light and an atrium garden feature. All your living spaces are conveniently located on the ground floor, seamlessly connecting to the stunning landscaped surrounds. Imagine sipping your coffee while enjoying the beauty of your outdoor sanctuary. There is a feeling of integration, placing focus on the generous living area. Crisp fresh lines combined with high ceilings, soft color palette and timber staircase complement the décor and add to the warmth and depth of the home. Entertaining guests is a breeze with a convenient powder room located on the ground floor. On the upper level, you will find 3 spacious bedrooms and a main bathroom. The master bedroom is a retreat that features an ensuite with his and her vanity, a walk-in robe and private balcony. The combination of louvres, windows and glass sliding doors, ensures a seamless connection with the outdoors, while allowing you to control the ambience and breezes. With its fantastic location just 800m level walk to Gympie Terrace, this property is perfect for those seeking a lock and leave lifestyle in a highly desirable location. Alternatively, a 10-minute walk to the Noosa Village Shopping Centre and a 5-minute drive to Noosa's famous Hastings Street, Main Beach and National Park. For your convenience, this property boasts a double garage, offering ample space for your vehicles and storage needs. This exceptional townhouse has plenty to offer, and inspections are a must.

- Quality duplex 24yrs old approx.
- Construction is concrete block rendered and lightweight construction with a Colourbond roof.
- Easy Plank Hybrid flooring on the ground level, carpeted bedrooms on the upper level, tiled bathrooms and timber flooring breezeway.
- Aluminum shutters and roller blinds throughout.
- Spacious open plan kitchen, living and dining, multiple sets of sliding doors to the outdoor alfresco terrace and tropical landscaped gardens.
- Laminate benchtop in kitchen, brand new Whirlpool electric cooktop, wall mounted Westinghouse oven and Ariston dishwasher.
- Internal atrium with water feature.
- Powder room on the ground floor, plus 2 fibreoptic skylights.
- Master bedroom on the upper level, provides great separation from guest bedrooms and features split system air conditioner, walk in robe, ensuite and sliding doors to private balcony.
- Ceiling fans throughout, reverse cycle split system on ground floor and upper-level master bedroom.
- 2nd and 3rd upper-level guest bedrooms feature robes, ceiling fans, a reverse cycle split system, both bedrooms are serviced by a central bathroom.
- Outdoor entertaining area with undercover seating.
- Double remote-controlled garage with internal access.
- Private, secure, beautifully landscaped gardens with garden lighting throughout.
- Fabulous central location, easy walk to river, shops & restaurants.
- 5-minute drive to Hastings Street and Noosa Beach.

Council Rates: \$2,200.00 p.a. approx. Rental Return: \$1,000.00 - \$1,100.00 per week approx. Body Corporate insurance only approx. \$1,745.00 per annum Buyer Interest \$1,500,000.00 Agents: Sam Plummer 0412 585 494 Angela Wood 0407 147 521