

1/13 Nebula Street, Sunshine Beach, Qld 4567



Unit For Sale

Wednesday, 31 January 2024

1/13 Nebula Street, Sunshine Beach, Qld 4567

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 172 m2

Type: Unit



Julie Bengtsson
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Auction

After nearly 30 years of happy memories living in a quiet leafy street in northern Sunshine Beach, ten minutes to the glimmering white sand as well as the vibrant cosmopolitan village, it is now a bittersweet time, and the charming much-loved duplex must be sold. From the street a large stand of Golden Cane palms frames the right-hand side of the block, while on the left is a dedicated parking bay, and a small garden filled with sub-tropical natives. Step indoors. Note the cool sandy-hued tiles, the 'secret' air conditioned wine cellar and the timber treads. Upstairs is a carpeted light, bright open plan living and dining space, with an undercover terrace on the north-easterly side, perfect for a morning cuppa. There's also a natural flow of fresh air through to the undercover terrace on the south-west side with verdant district views. Another perfect spot, this time for barbecues and sundowners. The central hub is the neat-as-a-pin functional kitchen with all the necessary appliances adding to an effortless albeit casual lifestyle. There are three carpeted bedrooms. Upstairs, the main bedroom looks over the rear garden, out to the terrace and has a walk-in robe to the ensuite. Downstairs two bedrooms have built-in robes, one looks into the rear garden and also accesses a covered patio with a store area. The white tiled bathroom has a corner spa bath and there's a separate toilet. The laundry accesses the side garden with hibiscus, bromeliads, sasanquas and heliconias, also the private rear garden with lush lawn, rear fence hedging and side boundary with fruit trees. The garage has internal access. "There's lots to like about this bijou beauty with heaps of potential for the wise opportunist," comments Tom Offermann Real Estate agent Julie Bengtsson who is taking the property to auction on Saturday 24th February 2024. "The duplex holds a key to living in the centre of convenience near the Sunshine Beach village with restaurants, cafes, bars and boutiques, also the Sunshine Beach Surf Club and patrolled beach. Importantly too, it is close to myriad government and private schools, child-care centres, sporting fields, Noosa Aquatic Centre, Noosa Tennis Centre, neighbourhood parks, transport links and shopping precincts, adding up to a second-to-none investment opportunity." Facts & Features: • House Size: 172m³ • Land Size: 306m² • About: 2-level duplex 1 of 2; entry way w 'hidden' air-conditioned wine cellar; creamy tiles downstairs; timber stair treads; carpeted living & dining w NE-facing undercover terrace (2.2mx3m) + SW undercover terrace (2.7mx3m) w verdant district views; fans/aircon; C-shaped kitchen w F&P dishwasher & fridge; Chef dble oven & cooktop; 3 carpeted bedrooms – upstairs main w WIR to ensuite, looks over rear garden & to terrace; downstairs 2 w BIRs, 1 looks into rear garden & accesses courtyard (2.7mx2.8m) w store; white tiled bathroom w corner spa bath; sep toilet; laundry w outdoor access; single garage w internal access • Exterior: leafy street/front garden w stands of golden cane palms; dedicated car space; rear courtyard & store w lockable rolladour; side garden off laundry w hibiscus, bromeliads, sasanquas, heliconias; rear garden w lush lawn, rear fence hedging & side boundary w fruit trees • Location: walking distance to Sunshine Beach Village, Sunshine Beach Surf Club, patrolled beach, Noosa National Park; close to schools, child-care centres, sporting fields, Aquatic Centre, Tennis Academy, Conservation Parks & shopping precincts