

# 1/25 Allambi Rise, Noosa Heads, Qld 4567



## Unit For Sale

Thursday, 4 April 2024

1/25 Allambi Rise, Noosa Heads, Qld 4567

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Luke Chen

0417600840

## Auction

Marvel at the luminous turquoise of Laguna Bay, sweeping from Noosa North Shore and beyond to Double Island Point from the terrace. Admire how the awe-inspiring view is tinged with salty breezes and matched by an interior which is as fresh and exhilarating as an early morning swim at Little Cove Beach, two minutes away. The sophisticated albeit relaxed and beachy look strikes the right balance between uber luxury and practicality, as evident in the aesthetic. There are lofty VJ-profile ceilings, splashes of natural tones such as travertine flooring throughout echoing the national park surrounds, also seen from indoors thanks to massive picture windows, banks of louvres and plantation shutters. The generous open plan living and dining spaces with sink-into tawny modular leather sofa, oak-hued timber dining table, designer pendant, comfy creamy-white chairs, umber-hued console, stunning artworks and rugs. Frameless disappearing glass doors open and make a seamless connection to the north-facing terrace, and with barbeque and outdoor furniture at the ready, it is another entertaining or sundowner's option given the view. When it gets too hot, open the gate and pop down a few steps to the residents and visitors-only pool, sun terrace and outdoor shower. Culinary wizards will feel completely at home, or on holidays, in the L-shaped kitchen with sandy-hued marble-topped white cabinetry including island breakfast bar, latest Miele appliances and an integrated Attune Smart fridge/freezer to keep the drinks cool and the ice cubes plentiful. The two bedrooms have built-in robes and an undercover terrace with National Park backdrop and birdlife happily trilling. The premier king suite has a glass-walled shower with drencher in the ensuite; the second bedroom has zip king singles; and the bathroom has a fully equipped laundry. "From the pathway beside this luxurious romantic escape in Little Cove's dress circle, it's a 2-minute walk to a slice of paradise, Little Cove Beach," says Tom Offermann Real Estate agent Luke Chen, who is taking the apartment to auction on Saturday 11 May 2024. "It's also on the doorstep of the Noosa National Park and world recognised Surfing Reserve, and a few minutes more along the foreshore boardwalk to Noosa Main Beach and Hastings Street with its plethora of boutiques, art galleries, bars, cafes and beachside restaurants."

1/25 Allambi Rise  
Little Cove Bedrooms 2 | Bathrooms 2 | Garage 1  
Auction: Saturday 11 May 2024 12pm

Facts & Features:

- Apartment Area: 117m<sup>2</sup>
- Terrace: 5.3m x 3.3m undercover; outdoor furniture & BBQ; gate & steps down to resident/guests-only pool; views sweep Laguna Bay, Coloured Sands to Double Island Point
- About: travertine flooring throughout; 2.9m high VJ-profile ceilings; banks of louvres/picture windows/blinds/plantation shutters; fans/ducted aircon; open plan living frameless glass doors to terrace w Laguna Bay & Noosa National Park; sink-into leather modular sofa; dark-toned timber console/storage; Smart TV & sound bar; timber dining table w 6 creamy white chairs & designer pendant; 2 bedrooms w national park outlook & undercover terrace; king main w wall of VJ-fronted BIRs; ensuite w glass-walled shower; 2nd bedroom w zip king singles; VJ-fronted BIR; bathroom + laundry w Miele washer & dryer; secure underground garage & designated single space w lock-up storage
- Kitchen: L-shaped w sandy-hued marble-topped white 2-pac 3m island breakfast bar w 4 stools; Miele oven, cooktop, dishwasher & microwave; soft close drawers; 2-door integrated Attune Smart fridge/freezer
- Inventory: fully inclusive as expected for a year-round high-end holiday rental
- Allambi complex: 8-apartment complex; one set of stairs from secure garage & dedicated space to apartment; direct access from terrace via several stairs to resident/guests-only pool, sun deck and lounges
- Location: 2-mins to Little Cove Beach via adjacent pathway; walk 3-mins to Noosa National Park, & 5-mins via foreshore boardwalk to Hastings Street's boutiques, art galleries, bars, and beachside restaurants