

**1/34 George Street, Alexandra Headland, Qld 4572**



**Sold House**

Thursday, 10 August 2023

1/34 George Street, Alexandra Headland, Qld 4572

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 200 m2**

**Type: House**

**\$1,700,000**

This immaculately-presented, four-bedroom home sprawled across three levels is bound to impress the most discerning buyer. The property is located in the tightly-held and highly sought-after beachside suburb of Alexandra Headland, and within the enviable Golden Triangle precinct. Impeccable design choices have been made here with a keen eye for interiors and functionality in mind. From the street front, first impressions count and this home makes an immediate impact. Showcasing its height, there are powder coated privacy screens called Knotwood on windows as well as the lined external ceiling above the home's entry. The entry space leads to the lower level of the home which has direct access from the home's single car lock-up garage. The floors on the lower level are tiled for low maintenance, and contains a separate living room/rumpus room, which features plenty of storage as well as a bench space with kitchen sink - perfect for entertaining friends. The living room provides access to the home's private concrete courtyard which is fully fenced and features an outdoor shower for return visits from the beach. A master bedroom or guest bedroom can also be found on this level, it boasts a sliding door to the courtyard, plantation shutters, ceiling fan, air conditioning, built-in wardrobes and a beautiful ensuite with handmade white gloss tiles, a floating vanity and semi-frameless shower screens. This lower level space lends itself to an ideal retreat for live-in family members looking for privacy and semi-self sufficiency. An open-tread staircase leads to the home's second level where you will find beautiful blackbutt timber floors, VJ ceilings, plantation shutters and a beachy ambience in the open-plan living, dining and kitchen spaces. On the middle level, a white two-pack kitchen is topped with engineered stone, feature-tile splash back and Bosch appliances including steam oven, oven, induction cooktop and range hood. There is an AEG dishwasher, Blanco black double sink, and a spacious butler's pantry with open display shelves and plenty of storage. There is a bedroom on this level and a roomy powder room to service this floor. The top level of the home has two bedrooms which share a spacious bathroom that boasts a free-standing bathtub, shower with semi-frameless screens, a floating vanity with mirrored shaving cabinets and handmade tiles in a herringbone pattern. Both bedrooms up here are air conditioned, have ceiling fans and the larger bedroom has a walk-in wardrobe. With a north-facing aspect, the home captures plenty of natural light throughout as well as offering cooling sea breezes. Bespoke in its design and located just a short walk to the nearby patrolled beach, surf club, cafes, restaurants, Mooloolaba's iconic Esplanade and more, this exclusive address in Alexandra Headland will be hotly contested so be sure to book in your inspection. FEATURES: -Near-new home with designer appeal featuring powder coated aluminium screens and a beach aesthetic-Four-bedroom, three-level semi-detached home in tightly-held Alexandra Headland-Good separation of living across three levels, with kitchen/living zone on middle level-Blackbutt flooring on the middle level, carpeted bedrooms, tiled lower level -Open-plan design, open stair treads in both flights, complemented by a timber screen -Kitchen with two-pac cabinetry, stone bench top, Bosch wall ovens, induction cooktop, range hood, AEG dishwasher -Crimsafe screens, plantation shutters, air conditioning and ceiling fans throughout -Lower level has second living/rumpus with kitchen sink and storage which opens out to a grassed courtyard and alfresco dining area -Lower level bedroom has sliding door to alfresco, ensuite with floating vanity, semi-frameless shower screen, built-in wardrobes-Top floor has two bedrooms including one with walk-in wardrobe and sliding door -Main bathroom features free-standing bath tub, floating vanity, mirrored cabinet, feature tiles-Single lock-up garage has dedicated laundry and surfboard rack, fully fenced, outdoor shower, outdoor courtyard with dining area -Positioned within Alexandra Headland's Golden Triangle which is walking distance to patrolled beach, Surf Club and Alex shops & Mooloolaba Esplanade-Footsteps to the patrolled beach, cafes, restaurants, surf club and more-Close to Mooloolaba's shopping and dining precinct, Maroochydore's CBD, dining precinct, airport \*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.