

**1/49 Landsborough Parade, Golden Beach, Qld 4551** 

## Unit For Sale

Wednesday, 3 January 2024

1/49 Landsborough Parade, Golden Beach, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 197 m2**

**Type: Unit**



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## Auction

The key feature of Unit 1 is your own private entry down a beautiful sandstone path leading directly to the pristine sandy beach just 30 meters from your front door. No lifts or foyers to negotiate, no road to cross. The instruction given to the Architects for the renovation was "make it a home". Every wall was demolished as the Unit was taken "back to concrete" to enable a complete reconfiguration and rebuild. The large front deck was covered and partially enclosed with shutters, creating 2 new alfresco dining and living areas. Extra space was purchased from the Body Corporate (secured on Title Deed) and external walls were moved to create the largest 3 bedroom unit in the complex. Every fitting and appliance is to the highest standard. The views from the deck are stunning, looking directly across to the beautiful new Bribie opening and north to the lights of Caloundra.

**THE PROPERTY-** 3 x Spacious bedrooms ( 2 are en-suited) - The main bedroom, while private, offers tranquil park and water views- Open Plan kitchen with loads of bench-space and storage- Premium Appliance's- Open plan living and dining area feeding to the extraordinary balcony offering extending living area in a very elegant setting- Very Spacious, Easterly Ocean View, everyday balcony - 2.8M Ceiling- Fast Internet to Apartment - Ducted A/C- Separate laundry- Secure undercover car parking and storage- Carpark is EV ready- Rates: \$2,877.64 pa- Body Corporate: \$12,826.59 pa, after discount- Access to resort, pool and full size tennis court

**THE LOCATION-** The beach is just...there....- Close to education hubs, public transport, downtown Caloundra, Stockland Shopping Centre, Woolworths, Aldi, Dan Murphy's and Golf Club- Close to the Pelican Waters shopping and entertainment precinct- An hour's drive to Brisbane and both the Domestic and International Airports- Thirty minutes to Australia Zoo, the Glass House Mountains and Sunshine Coast Hinterland- Close to the Sunshine Coast Hospital and University Precincts- Mooloolaba, Maroochydore, Noosa and the Sunshine Coast Airport are approx. 40-minute drive away

Ray & Linda are here to help, and we welcome you to inspect ASAP to not disappoint.