

1/6 Ketch Place, Noosaville, Qld 4566

Unit For Sale

Thursday, 16 November 2023

1/6 Ketch Place, Noosaville, Qld 4566

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 309 m2

Type: Unit



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Buyer Interest \$1,650,000

Nestled within the highly coveted Noosaville precinct, 1/6 Ketch Place stands as a testament to privacy and position. This duplex, discreetly situated in a serene court, borders a park reserve, offering a tranquil retreat. The property emanates subtle sophistication, boasting a meticulously designed floor plan. As you step into this abode, the modern kitchen immediately captures attention with its well-equipped amenities, abundant cupboards, and a convenient breakfast bar. The residence prioritizes integration, with a focus on the expansive living area. Crisp lines, high ceilings, a soft colour palette, and American Oak timber flooring contribute to the overall ambiance, infusing the home with warmth and depth. Situated a mere 800 meters away, the ever-popular Gympie Terrace riverside hub beckons with chic cafes, a buzzing bar scene, and boutique shopping—a perfect blend of convenience and lifestyle. Additionally, a brief 10-minute stroll takes you to the Noosa Village Shopping Centre, while a quick 5-minute drive lands you at the renowned Hastings Street, Main Beach, and National Park. Spanning two levels, the ground floor seamlessly connects an open-plan kitchen and living space to the alfresco entertaining area, overlooking a sparkling inground pool—a perfect setting for leisurely gatherings. Practical amenities include a separate guest powder room, under-stair storage room, a laundry with external access, high ceilings, air-conditioning, and internal access to the garage. Ascending to the upper level reveals a sitting/landing area and three generously appointed bedrooms. The master bedroom, complete with an en-suite, built-in robes, and a private balcony, provides a sense of space and calm. Two additional bedrooms, serviced by the main bathroom, complete the upstairs sanctuary. This exceptional townhouse offers a sense of space and warmth, accentuated by an abundance of natural light—an inviting haven for those seeking both privacy and a prime location. Inspections are a must to truly appreciate the allure of this residence.

- Quality duplex, cul-de-sac location
- Construction is concrete block rendered with tiled roof
- American Oak flooring on the ground floor, carpet on the upper level and a timber staircase
- Spacious open plan living, sliding doors to the newly concreted outdoor alfresco overlooking the newly resurfaced pool
- Kitchen with laminate benchtop, 600mm cooktop, 600mm oven, and new Miele dishwasher
- Powder room on the ground floor
- Separate laundry with storage
- Ceiling fans through dining and living area plus split system air conditioner
- Two guest bedrooms on upper level with air conditioners, ceiling fans and robes
- Upper-level master bedroom with air conditioner, ceiling fan, robe, ensuite and private balcony
- Central bathroom with bath on upper level
- Single garage with internal access plus carport
- Pool – chlorinated salt water
- Compliant smoke alarms
- Private secure landscaped gardens with irrigation system and compost bin
- Quiet location, easy walk to river, shops & restaurants
- 5-minute drive to Hastings Street and Noosa Beach

Council Rates: \$1706.00 p.a. approx. Rental Return: \$1000.00 per week approx. Body Corporate insurance for 1/6 Ketch Pl, approx. \$1,840.00 per annum Buyer Interest \$1,650,000.00 Agents: Sam Plummer 0412 585 494 Angela Wood 0407 147 521