

# 1 Arkana Drive, Noosa Heads, Qld 4567

## House For Sale

Wednesday, 21 February 2024

Reed & Co.  
ESTATE AGENTS

1 Arkana Drive, Noosa Heads, Qld 4567

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 589 m2

Type: House



Kate Cox  
0438695505



Tony Cox  
0402003773

## BUYERS GUIDE \$1,850,000

The versatility of this home on Cooloola Hill is unique. Effectively two residences, it offers the flexibility to live upstairs and rent out downstairs, rent out both individually, put a permanent tenant in upstairs and you utilize the downstairs as your own Noosa bolt hole, or have members of your own family be under the one roof but live in separate accommodation. Upstairs is a spacious two-bedroom, two-bathroom home with a separate office, multiple living areas and an expansive undercover entertainers' deck with outdoor kitchen, featuring a gas BBQ, sink, drawers and servery back into the kitchen. Entry into the open kitchen/dining area sees abundant natural light, courtesy of well-positioned skylights, stimulate the senses. Stone benchtops, walk-in pantry, dual 600 mm ovens and five burner gas stovetop take pride of place in this very functional kitchen designed to make cooking easy. Adjoining is a generous dining area with direct connection to the undercover deck, mature plantings providing a verdant vista. Further into the home is the lounge room, with the master bedroom, complete with ensuite and walk-in robe, positioned nearby. The second bedroom enjoys good separation from the master and is located near the family bathroom and the office overlooks the front garden. Downstairs is a separate self-contained two-bedroom unit with garden outlook, kitchenette, open living area, and share bathroom. The unit has its own entrance from the street and off-street parking for two cars, it's very private. The spacious double garage has extensive storage and also houses a soundproof studio, ideal for recording, podcasting or voiceover work. Bi-fold doors connect the internal living to outdoor undercover entertaining area. Screened, timber louvers facilitate airflow. Ducted air conditioning throughout the upper level. Off-street parking for four vehicles. Low maintenance gardens, including irrigation system. Short walk to Noosa Farmers' Market and Noosa Junction. Extensive storage in the garage and under the home. Dual living options. Purpose-built recording studio. 6.6kw solar with Micro Inverters for greater efficiency. 1 Arkana Drive, Noosa Heads, offers several options for owners seeking income but also position. To discuss this versatile property further please contact Kate Cox, 0438 695 505 or [kate@reedandco.co](mailto:kate@reedandco.co)