

1 Seashell Court, Peregian Beach, Qld 4573

Sold House

Monday, 14 August 2023

1 Seashell Court, Peregian Beach, Qld 4573

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$1,100,000

Your new home by the beach awaits in this boutique estate where the kids can play in the street with the neighbours and friends from school, ride bikes with ease with no passing traffic, head to the park close by to kick a ball or grab a bite to eat, whilst the parents can socialise, share a coffee or vino with a great neighborhood feel that rarely exists, a sense of community and relaxation like no other. An exceptional single storey home, designed for modern living in a quiet street providing peace and tranquillity with an outlook, not over other roofs, but beautiful bush lands with native birds and even the odd kangaroo sitting. A modern, spacious four bedroom with two separate living areas boasts an open plan layout creating an inviting and welcoming atmosphere. The seamless transition between indoor and outdoor living areas makes it an entertainer's delight. Low maintenance gardens add to its appeal, plus an amazing bush backdrop you will really feel at one with nature in this stunning home. One of the many features that sets this home apart is its prime location; situated within walking distance to shops and eateries, while being just a short drive to the patrolled swimming beaches of Peregian and Coolum Beach, the epitome of relaxed coastal living. Bike and walking tracks, parks and kids can ride their bikes with no passing traffic and an ideal position for the surfer at heart with the beach only 5-7 minutes away. The convenience of the location also extends to its proximity to amazing schools and education. The Edge early childcare and kindergarten centre is just a few minutes walk away, Peregian Beach College, St. Andrews Anglican College, Peregian State School and Montessori early learning are within a 5 minute drive, ensuring a first class education in the hub of a thriving community. The home's position is perfect for those who love to travel for work or play, with just a 15 minute drive to the Sunshine Coast Airport, or those who fancy a shopping splurge the Sunshine Plaza shopping centre just a 20 minute drive away too. Furthermore, Noosa's world famous beaches are 20 mins by car providing endless opportunities for leisure and entertainment on your doorstep. Head 20 mins South to Mooloolaba Beach or into the Hinterland for a hike, truly the best position on the Sunshine Coast! With captivating curb appeal and a modern quality design, 1 Seashell Court is move in ready; providing a perfect opportunity to start living your dream coastal life on the beautiful Sunshine Coast. This property is perfect for the savvy investor, retirees, or families, with the option to add value with a pool later should you so wish. Don't miss out on this fantastic opportunity, start living the dream. Built 2015 in immaculate condition 212 sqm under roof with panoramic east outlook One neighbor only with separation Gas cooking & dishwasher Stone bench top and mirror splash back taking in the view Zoned air conditioning & ceiling fans Sliding doors to alfresco and East windows for lovely breezes and sounds of the ocean Main bathroom with separate bath and shower Media room / Activity room, 2nd living area Study/4th bed/nursery option Council rates \$506 per quarter circa Water rates \$377 per quarter circa Electricity rates \$170 per quarter circa Potential rental circa \$1,000 - \$1100 per week Pool quote available. Promoted by the J R Team of QLD - Sotheby's International Realty Richard Bowen Andy Foster Heath McOrist Inspect as advertised or by private appointment