

**106/2 Richmond Close, Coolum Beach, Qld 4573**

**House For Sale**

Thursday, 12 October 2023

Reed & Co.  
ESTATE AGENTS

106/2 Richmond Close, Coolum Beach, Qld 4573

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1568 m2**

**Type: House**



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## BY NEGOTIATION

Very occasionally, a property takes your breath away. A property where design, function and location combine in near perfect harmony to create a truly unique home. 106/2 Richmond Close is such a home. Nestled into the canopy of a protected pocket of coastal rainforest, with panoramic views of the ocean and Mount Coolum, this stunning award-winning architectural home must be seen to be believed. Sitting on 1,568 sq metres of landscaped gardens, it feels like a hinterland sanctuary but is only 400 metres from Third Bay - Coolum's hidden beach - and less than 2km from the town centre and four other glorious Sunshine Coast beaches. The secure location affords its residents complete privacy to enjoy the picture-book views of mountain, bush or ocean from almost every room of this 500m<sup>2</sup> house. Each generous room connects seamlessly with the next via expansive oak-floored corridors and lofty ceilings with frequent glass walls to gaze at different views of this magical landscape. Despite the grandeur of its design, 106/2 Richmond Close is very much a home. Every necessity and luxury of modern living is covered. The gourmet kitchen has sweeping natural granite bench-tops, European appliances and endless storage. It is made for entertaining but perfect for a quiet dinner at home. It connects with the open plan living spaces of dining and living, which has its own cantilevered day-bed nook with views to Old Woman Island, Point Cartwright and the northern tip of Moreton Island. Adjoining the dining space, is a multi-functional outdoor room sitting high among the tree-tops perched on a uniquely engineered steel V-frame. With its awning picture-window framing Mount Coolum, the verandah can be easily adapted from completely open to a closed-in room via the fully retractable curtain glass doors. Then there is the master suite where you can fall asleep to the sound of ocean waves and wake to views of sea, rainforest and soaring sea eagles by remotely opening the automatic blinds. The vast ensuite bathroom includes boundless storage under and over the 2.7m long stone-topped vanity with dual sinks set against the verdant backdrop and occasional song of a whipbird. The walk-in robe is almost another room and features ample hanging and drawer space for your walk to the beach or a night out in nearby Noosa. Also upstairs, is the purpose-designed office, with built-in desk, shelving and cupboards. It's close to all the property's key amenities, yet private enough for the most important of on-line meetings. With the laundry and drying deck in convenient reach, a couple can live comfortably on this level, while leaving downstairs for children and guests in their own retreat. A lift and stairs connect the two living floors. Each of the two downstairs bedrooms and a separate lounge feature glass walls enabling uninterrupted views. Downstairs is serviced by separate bath and powder rooms. From the lower level living there is easy access to the completely private pool and sun deck where you feel transported to a tropical idyll. Occasionally you'll catch glimpses of wallabies grazing in the neighbouring bush or simply take in the beautiful native gardens of grevillea, banksia, butterflies and birds. The gardens have been planted and designed to be easy to maintain, with a full commercial-grade irrigation system fed from either the 15,000L rainwater tank or mains water. For those who want to do more than relax in paradise, there is a substantial downstairs storeroom and workshop. You can also house up to four cars in the fully enclosed garage (or your combination of cars and watercraft) whilst another utility room is perfect for your bikes and other leisure equipment. I Secure home with zoned security system. Camera is connected to phone app. Boom gate prevents neighbours from continuing further. I K Architecture designed award-winning home. Built by JW Construction in 2016 I Eco considerations such as 5kw solar system with 1.2kW battery, Low E glass for high energy rating and insulation, 15,000L water tank, louvres strategically positioned at all compass points to create cross breezes. I Kitchen fitted with AEG Combi Steam Oven, Microwave/Convection oven, warming drawer, Induction cook-top, retractable downdraft exhaust hood, Billi water tap, soft-close cabinetry and in-built vacuum system I Water filtration system fitted to incoming mains water supply I 400m walk to Third Bay and coastal walking track I Less than 5 minutes drive to the town of Coolum Beach, and only 15 minutes to Sunshine Coast airport. I Lift allows the home to be your home as long as you want it to be. I Freehold property which is part of the Papillon community, a boutique, mostly permanent residential gated community. I It can be holiday let and managed via Papillon on-site managers. This stunning architectural property offers that rare combination of security, privacy and proximity all presented in a beautiful, contemporary package. To discuss 106/2 Richmond Close, Coolum Beach further, or to arrange an inspection, please contact Kate Cox, 0438 695 505, or [kate@reedandco.co](mailto:kate@reedandco.co)