

12/89-91 Oriole Avenue, Peregian Beach, Qld 4573

CENTURY 21

Unit For Sale

Wednesday, 22 May 2024

12/89-91 Oriole Avenue, Peregian Beach, Qld 4573

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Jonathan Tomasini

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By Negotiation

Welcome to 'NUSA DUA', a private gated estate just 200m to the warm pristine sands of Peregian Beach (via beach access #62). Just three townhouses within Nusa Dua have access from Oriole Avenue, which is the second street back from the beach. For those unfamiliar with the location, only a thin strip of homes exist on the beachside of David Low Way, so you will be amongst some of the most prestigious homes in the suburb, some selling as high as \$8Million. Nusa Dua is one of the only complexes that offers great living for owner occupiers with larger floor plans and courtyards. From this property you can walk to the Peregian Beach Village via the beach, which will take around 15 minutes (1.2km) or jump on the pushbike and cruise there much faster via the beachfront streets. The Peregian Beach Village is a huge drawcard for this area, as it offers locals a place to hang out, catch up with friends or simply do the weekly shop. It is a community like no other with excellent cafes, restaurants, and retail boutiques. The townhouse itself has a spacious and functional floorplan, which has been renovated in recent years, with a lovely broad courtyard (71sqm) for alfresco dining or cultivating your own garden. The entry to the building has an extra layer of security with a small latch gate leading through to the front entry door. The living area is broad and open plan combining the lounge, dining and kitchen, with sliding door access to a fully covered entertaining space. With a north facing back yard, the living area and alfresco is filled with natural light most of the day. The kitchen has been beautifully finished with updated cabinetry, benchtops and lighting, so there is literally nothing else to add. The master suite is on the lower level with double barn-style doors and its own adjoining ensuite bathroom and dual built-in robes. Upstairs you will find the kids/guests bedrooms, which are both double sized with north facing windows and share the main bathroom. Additional Information: - Very affordable Body Corporate Fees (\$5,000 PA) & Council Rates (\$1,800 PA)- Building recently painted externally- Remote gated access and remote garage- Visitor parking - Direct path access through to the David Low Way and Public Transport- Short walk to the Emu Mountain and National Park trails (great for exercise)Locational Benefits: - 200m to the beach access (#62 access)- 1.2km from the Peregian Beach Village & IGA Supermarket- 1.1km from the dog beach (off-leash exercise area)- 14.4km from Noosa Heads & Main Beach- 17.5km from Sunshine Coast International Airport- 123km from Brisbane CBD