

**13 Glen Abby Avenue, Peregian Springs, Qld 4573**

**House For Sale**

Wednesday, 29 May 2024



13 Glen Abby Avenue, Peregian Springs, Qld 4573

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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## Auction

Welcome to your dream family home in the heart of Peregrian Springs. This stunning modern residence with 406sqm under roof, built on 739sqm of land, offers the perfect blend of modern luxury and serene living. Nestled in a peaceful setting with a tranquil bush outlook, this home is ideal for families seeking comfort, convenience, and a touch of nature. Enter through the expansive entry way, abundant with natural light you pass by the large and conveniently located office. Strolling past the separate media room as well as the downstairs guest bedroom complete with its own ensuite, you are directed by the hardwood flooring to the entertainer's delight, an open show kitchen complete with Miele appliances with the pool visible from all vistas. Located off the kitchen is an expansive living space with 5m plus high ceilings abundant with natural daylight and importantly your saltwater pool is visible from the heart of the house. The vistas and abundant bird life off the covered patio area deliver a rare sense of wilderness peace & quiet in a suburban setting. The grassy landscaped backyard offers kids a place to kick a ball, a trampoline or plenty of room for four legged friends to roam. Ascending to the second story of the home, there is your oversized main bedroom with walk in robe complete with its own balcony high in the treetops delivering great views and peacefulness. On the end of the second floor are two additional bedrooms and the third full bathroom. Property Features: Spacious Layout: This expansive home boasts a generous floor plan with 4 large bedrooms, including a master suite with a walk-in robe and a luxurious ensuite bathroom. Modern Bathrooms: Enjoy the convenience of 3 beautifully designed bathrooms, featuring high-quality fixtures and fittings. Gourmet Kitchen: The state-of-the-art kitchen is equipped with Miele appliances, ample storage, and a large island bench, perfect for casual dining and entertaining. Open-Plan Living: The open-plan living and dining areas flow seamlessly to the covered outdoor spaces, creating a perfect setting for family gatherings and entertaining guests. Media and Library Room: A dedicated room offers the ideal space for movie nights, reading and relaxation. Laundry: newly renovated with built-in shelving and ample space for a washer and dryer. There are laundry chutes in the master bedroom's walk-in robe and the main bathroom. Outdoor Oasis: Step outside to your private backyard oasis featuring a sparkling pool, spacious patio, and lush landscaping, all overlooking the tranquil bushland. Environmentally conscious: Equipped with 13.32kw solar system including 36 panels plus a 5000L water tank that services the irrigation system and toilet system. The home is also complete with ducted air conditioning and ceiling fans. Networking: most rooms are equipped with CAT6 Ethernet sockets which, for convenience, are brought back to a central location under the staircase. The home has NBN fibre to the premises (FTTP) connectivity. Location Highlights: Proximity to Schools: Conveniently located near top-rated schools, including Peregrian Springs State School and St Andrew's Anglican College, Habitat Early Childcare and more ensuring quality education for your children. Golf Course Access: Golf enthusiasts will appreciate the close proximity to the Peregrian Springs Golf Course, offering a world-class golfing experience. Local Amenities: Just a short drive to Peregrian Springs Shopping Centre, where you will find a variety of shops, cafes, and essential services. Sunshine Coast Lifestyle: Enjoy the best of the Sunshine Coast lifestyle with beautiful beaches just 5 minutes away, and with scenic parks and vibrant community events close at hand. This exceptional home offers the ultimate combination of luxury, comfort, and convenience. Don't miss the opportunity to make this stunning property your own. Contact us today to arrange a private viewing and experience the best of Peregrian Springs living.