

# 15 Iluka Link, Noosaville, Qld 4566



## House For Sale

Friday, 29 March 2024

15 Iluka Link, Noosaville, Qld 4566

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 774 m2

Type: House



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**\$2.6M**

Looking for a sun catcher residence for all seasons and so many reasons, with a privileged address in a cul-de-sac, amongst Noosaville's illustrious beauty that keeps on giving? Well, this has your name on the door. Incorporating contemporary sensibility without compromising any major features with a total makeover was indeed an inspired masterstroke. Oh, and it is so close to Gympie Terrace, which is parallel to the Noosa River, and has a back gate, for a short cycle to the Noosa Leisure Centre, Noosa Library and the Noosa Civic Mall. Enjoying the perfect northerly orientation is a lush front garden and terrace. Step inside. Subtle earthiness establishes its roots with vaulted ceilings and natural light shadow dancing over the spotted gum-toned flooring in the bright white spaces, all accented by a monochromatic palette, and features such as fluted and VJ walls in white, and black. Admire the generous living area from the hallway on the left, and the dedicated dining space on the right, which opens out on the west side to one of several undercover terraces and entertaining spaces, especially when looking for cool respite from the sun. Look beyond to another leisure space, before eyes are transfixed on an undercover terrace almost the width of the site, and how it abuts the glistening pool and sun terrace surrounded by glamorous travertine tiles. Outdoors keeps on giving too. There's a substantial pool house with powder room and kitchen facilities, suggesting every day is a holiday with casual parties and family fun. Culinary wizards are well catered for in the expansive C-shaped black granite-topped kitchen with white cabinetry and semi-island breakfast bar. The splashback has pale grey finger tiles, there's a walk-in pantry, heaps of storage, top-of-the-range appliances such as a gas cooktop, also a servery to the alfresco dining terrace. When it comes to slumber time there are four bedrooms all with built-in robes. The premier suite on the northside has an open ensuite featuring stone-topped two-basin fluted cabinetry, mushroom-hued tiles, also a wall of one-off tactile tiles in a brick pattern. Three bedrooms in the south wing share a bathroom with a free-standing bath. "This really is a much sought-after location near the Noosa River and a serious characterful home," says Tom Offermann Real Estate agent Peter Te Whata. "It engages visually with the surrounding prestige residences and is perfect for walking, cycling, fishing and boating enthusiasts. 15 Illuka Link Noosaville Bedrooms 4 | Bathrooms 2 | Car 2 | Pool Facts & Features: • House Area: 348m<sup>2</sup> • Land Area: 774m<sup>2</sup> • Pool/Pool House: 7m x 4m with travertine sun terrace/6.1m x 6.2m with powder room, store & kitchen facilities • Terraces: 3 undercover – 6m x 9.8m poolside; 10.1m x 2.4m off dining; 5.1m x 2.4m northside • About: full renovation completed March 2024; monochromatic aesthetic; spotted gum-toned flooring throughout; timber framed glass panelled front door; entry terrace with white fluted timber wall; vaulted ceilings; hall with black fluted timber feature wall; white timber decking terrace; VJ wall; aircon & Big Ass fans; 2 living areas – 1 open plan with dedicated kitchen & dining; 2nd sth side; 4-bedrooms with BIRs; all bathrooms with mushroom-toned tiles & 2-basin stone-topped fluted cabinetry; northside main with open ensuite & wall of unique tiles in brick pattern; 3-bedrooms share bathroom with free standing bath • Kitchen: C-shaped black granite-topped white 2-pac cabinetry incl 2m semi-island breakfast bar; pale grey finger-tiled splashback; walk-in pantry; Miele dishwasher; Ilve oven with 4-gas hob cooktop; servery to alfresco dining terrace • External: security front gate & driveway + 2-car tandem parking; rear garden with pots of olive trees poolside, shed & heliconias; back gate to Noosa Waters, Leisure Centre, Noosa Library etc • Location: walk to boat hire, Noosa Ferry stop, Noosa Yacht & Rowing Club, waterfront & Gympie Terrace restaurants, cafes and boutiques; nearby Gibson Road & Noosa Village precincts with supermarket, homewares, hairdressers, gym & essential services; Noosa Library & Leisure Centre, schools & transport links nearby