

# 15 McAnally Drive, Sunshine Beach, Qld 4567

SUNSHINE BEACH REAL ESTATE

## House For Sale

Thursday, 13 June 2024

15 McAnally Drive, Sunshine Beach, Qld 4567

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 908 m2

Type: House



Caitlyn McConnell  
0417637697

## Auction

Located in one of Sunshine Beach's most coveted streets, is this charming dual level residence perfectly positioned on its huge leafy 908m<sup>2</sup> block to maximise elevation, natural light, breezes, and a sweeping never-to-be-built-out ocean view...you can even see the white tips of the waves as they break; absolutely breathtaking! Across two light-filled levels with a floor plan that could be adapted to facilitate dual living; the home comprises three bedrooms, three bathrooms, large office/fourth bedroom, two living areas, well appointed central kitchen, north facing wraparound balcony, separate laundry, and oversized double lock up garage with storage. Soaring cathedral ceilings on upper level, timber flooring, electric skylights flooding living area with sunshine, plantation shutters, 2 x mini ducted air-conditioning systems, ceiling fans, direct deck access from main bedroom, stone benches in kitchen, woodburning fireplace, outdoor hot/cold shower, private freeform pebblecrete pool with sunbathing deck, mini skate ramp, electronic security gate to property, off-street parking, 2 x 5,000-litre water tanks with pump, and 6.6kw solar power system with 5kw inverter, Intelligent Automation G-switch energy management system – are among the property's existing notable features. The residence is framed by lush leafy established tropical and native gardens and backs directly onto bushland reserve, further enhancing and protecting privacy, as well as attracting an abundance of birdlife. The size of the block does allow the possibility of extension of the existing home or even the building of a second dwelling/granny flat (stca). Located on the northern side of Sunshine Beach just a two-minute stroll to direct beach access and four minutes to the dog beach; plus, scenic walking trails to Alexandria Bay, Paradise Cove, Granite Bay and Tea Tree Bay through the Noosa National Park are at the end of the street; and walking distance to the village and surf club – the convenience is exceptional. If you enjoy a surf, the location is optimal with walking access to the most consistent surf breaks within hundreds of kilometres that not only capture swell but are also protected from the wind; so, make sure you pack the surfboards as well as the sunscreen and beach towels, and look forward to living your very best life in this most enviable of locales. McAnally Drive was recently listed in the top 10 most expensive streets on the Sunshine Coast; it is one of Sunshine Beach's most desirable. This is an outstanding opportunity to invest in your slice of this leafy desirable beachside neighbourhood and look forward to not only the most amazing lifestyle but capital gain among the highest in the nation.

- Dual level, coastal charmer on leafy 908m<sup>2</sup> block
- Elevated, east facing, stunning ocean views
- One of Sunshine's most prestigious neighbourhoods
- Just two-minutes' walk to direct beach access
- 3 bedrooms, 3 bathrooms, 2 separate living areas, office/fourth bedroom
- Well appointed central kitchen with stone benches
- Wraparound upper balcony showcasing sea vista
- Private inground pool with sunbathing decking
- Oversized double lock-up garage with storage
- Fully fenced garden with electronic security gate
- Backs directly onto protected bushland reserve
- Walk to beach, national park, village, surf club

**AUCTION ON SITE - Saturday 13th July at 12pm.\*** This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.