

**17 Jenyor Street, Coolum Beach, Qld 4573**



**House For Sale**

Friday, 22 December 2023

17 Jenyor Street, Coolum Beach, Qld 4573

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1500 m2**

**Type: House**



**CRAIG MORRISON**

0407142027

## FOR SALE

Tucked away on a huge, landscaped 1500m<sup>2</sup> block in a dress circle residential pocket of Coolum just minutes to First Bay and Yaroomba Beach – is this 2022-built designer residence offering an enviable coastal lifestyle the whole family will love, in impeccable comfort and style; exuding elegant, understated sophistication and premium quality throughout. Across two levels covering approximately 384.7m<sup>2</sup>, the home comprises formal entry with soaring 5-metre ceiling void, four bedrooms, two bathrooms, additional powder room, study, expansive open plan living/dining flowing out to covered deck showcasing elevated views encompassing iconic Mount Coolum and the ocean, media room, galley kitchen with walk-in pantry, cosy north facing deck, separate laundry, and triple lock-up garage. Blue feature stone inside and out, Australian gum engineered floors and timber staircase, ducted air-conditioning, 2700mm ceilings plus 3000mm ceiling in main living, solid core doors, Brazilian natural stone benches with waterfall edges and LED lights in kitchen, stainless steel appliances, gas cooktop, premium composite decking (30 year guarantee), high quality carpets with 10mm underlay, square set cornices, Western Red Cedar garage doors (smart controlled), and magnesium saltwater in ground pool – are just some of the extensive catalogue of features this luxury residence offers. No expense has been spared in the construction or fit-out, and the décor complements the home's design and ambience; this is an ultra-modern home built to the very highest of standards that is going to look amazing for many years to come. It has been perfectly positioned on the block to maximise light, privacy, elevation, and outlook – and it has lashings of aesthetic as well as lifestyle appeal. It's even future proofed with the potential to create dual living downstairs. Located just a short drive (or half hour walk) to the beach; only five minutes into Coolum to access amenities including schools, surf club, patrolled swimming, retail, dining, and sporting/leisure; 13 minutes to the Sunshine Coast Airport, 20 minutes to the Maroochydore CBD, and 25 minutes to Noosa – you can embrace the complete Sunshine Coast lifestyle with ease. Buyers in the market for a contemporary coastal property, designed and built to the highest specifications, offering family-friendly living in a desirable location; this is the one, this is it. Summary of Features:-

- High-end designer home built in 2022
- Elevated, landscaped, 1500m<sup>2</sup> block
- 4 bedrooms, 2 bathrooms, study/office
- Elegant galley kitchen with walk-in pantry
- Open plan living/dining + media room
- Covered deck – stunning Mt Coolum view
- Triple lock up garage, generous storage
- Sparkling magnesium salted in ground pool
- Ducted A/C, high ceilings, timber floors
- Premium fixtures & fittings throughout
- Desirable prestigious residential pocket
- Minutes to beach, schools, dining, retail
- As new – lashings of lifestyle & appeal