

175 Lake Weyba Drive, Noosaville, Qld 4566



House For Sale

Thursday, 4 April 2024

175 Lake Weyba Drive, Noosaville, Qld 4566

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 744 m2

Type: House



Eliza Coppin
0423726639

Auction

It is undeniable. Nature's splendour is having tranquil Weyba waterways on your doorstep, and Noosa National Park with melaleuca, eucalyptus and casuarina trees attracting abundant bird life, and kangaroos at the back gate. And in-between, a substantial super smart, 8-star energy-rated residence of timeless integrity with beautiful gardens, and alfresco terraces befitting the natural character, and an address considered by locals as a well-kept secret. This is also the ultimate sea and tree change with a savvy design edge, and ideally located close to Hasting's Street and Gympie Terrace. Running partially parallel to the incredible natural attraction, the shallow saltwater lake fed by Weyba Creek, a tributary of the Noosa River, is the no-through Lake Weyba Drive, with fishing and kayaking mere footsteps away. Positioned favourably with a northerly aspect, inside has lofty vaulted ceilings and large paned New Guinea rosewood framed windows which invite natural light to shadow dance across recycled blackbutt flooring in the expansive living area with wood burning fireplace. A wall of slide away doors coalesces with the wide northside terrace with its magnificent colourful fish-filled pond and custom seating, while an undercover terrace on the east side also links to the southside dining area. Needless to say, views of the waterways are at their max, however exquisite verdant views are offered from almost every room. The large L-shaped galley kitchen with stone-topped cabinetry has all the bells and whistles including long island bench, separate breakfast bar and walk-in pantry. It is commensurate with the generous entertaining spaces including an expansive living albeit casual space with a picture window wall-to-view upstairs. There are four bedrooms. First check out the funky loft-style kid's hideaway zone or a storeroom along the hallway downstairs, before the two bedrooms with VJ panelling, built-in robes and bathrooms with wide louvres to check out the locals aka kangaroos whilst showering. Upstairs are another two bedrooms. The premier main has plantation shutters and a fully-fitted out walk-in robe whilst the ensuite has terrazzo-topped two basin white cabinetry also with louvres and a bath. There is also another bedroom, a study, a share bathroom and separate toilet. Designed by award winning Andrew Webb of WD Architects, the innovative residence has been the winner of multiple awards including the Living Smart Glossy Awards of Excellence in sustainable building and design, also shortlisted in the Sunshine Coast Regional Architecture awards. Not surprising given it is 8-star energy-rated and has been equipped with numerous green technologies and solutions. Solar panels with an output average of 50 kWh daily, export to the grid six times the electricity consumed by the family, also used to charge two electric cars, so no electricity nor petrol bills. A 20,000L water tank supplies taps, toilets and washing machine, and roller shutters are installed externally on windows exposed to seasonal afternoon sun. "This is a rare slice of paradise in a kid-friendly street and waterway on the doorstep," says Tom Offermann Real Estate agent Eliza Coppin, who is taking the property to auction on Saturday 27 April 2024. "And imagine being custodians of the Noosa National Park right outside the back fence where there are no neighbours behind except kangaroos, also the parkland out front, maintained by Noosa Council. Easy to launch a kayak or stand-up paddle board, try fishing or have sundowners with neighbours. "With so much to love, it's move in at first sight!"