

18 Pelican Street, Peregian Beach, Qld 4573



House For Sale

Saturday, 2 March 2024

18 Pelican Street, Peregian Beach, Qld 4573

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 524 m2

Type: House



Jesse Stowers

0414367282

Auction

Just imagine waking up to a spectacular ocean vista beautifully highlighted through the Norfolk Pines. Watch the white-capped waves roll in, savour the magic of the sunrise, and soak up the gentle sea breezes from the comfort of your bedroom or whilst sitting out on the deck enjoying your morning espresso. Sound inviting? Sure is. At the day's end you can retire to the expansive rear covered deck where to witness a glorious sunset, displayed in all its magnificence, across the hinterland, with a view that sweeps west across the national park and beyond to the mountains...truly breathtaking. This really is the best of both worlds – east to west, sunrise to sunset, offering a rare double vantage point in all its glory. This charm-filled solidly built double brick residence, tastefully renovated in recent years, still retains its wonderful warmth and charisma, and offers an exceptional opportunity to purchase a holiday investment in one of Peregian's finest streets, just 170-metres to the beach and 350-metres to the village. Clerestory-height whitewashed timber-lined vaulted ceilings in the main living greet you upon entry and set the tone for what is a thoroughly delightful property. Hardwood timber floors throughout enhance the ambience and appeal; and all the modern comforts including split system air-conditioning, ceiling fans, luxury bathrooms, and quality appliances, ensure comfort and liveability is paramount. Currently approved by council for short-term holiday letting, this could suit a range of purchasers in the beachside market, from investors seeking income via permanent or short-term rental whilst land-banking this premium site; beach-loving families seeking a proximity to the surf that is literally footsteps away; and sea-changers ready to embrace the fullest of coastal lifestyles whilst also seeking exceptional convenience. The fully fenced block is low maintenance, with a cosy grassy courtyard and sunny terrace on the eastern side and a leafy backyard with room for a pool at the rear. There is no immediate money needing to be spent inside or out, and it's being sold fully furnished, so is turn-key ready to move straight in or rent out. "This is a property that will not only appeal because of the stunning views on offer covering both ocean and hinterland, but also will resonate at an emotional level with many buyers, as it has genuine character and heart," enthuses Tom Offermann Real Estate agent Jesse Stowers who is taking the property to auction on Saturday 13 April 2024. "So close to vibrant Peregian Beach village and beach, you truly can live the most incredible lifestyle here with ease; leave the car at home and walk everywhere, you can be enjoying a coffee at one of the fabulous cafes or catching a wave literally within minutes from your front door." Facts & Features: • Land Area: 524m² • House Area: 277m² • About: solidly built double brick dual level residence circa 1980's; tastefully renovated in recent years; 3 bedrooms; 3 stylish modern bathrooms; 2 living areas; 4.6m vaulted ceilings in living; timber flooring throughout; study at entry; upper deck off main bedroom showcasing sweeping whitewater views; expansive covered rear timber deck w hinterland & national park views; aircon/ fans throughout; built-in study nooks in 2 bedrooms; DLUG; storage under; fully furnished turn-key ready (inventory upon request); has current short-term letting approval • Kitchen: thick granite benches; ceramic cooktop + oven & fridge/freezer; Westinghouse dishwasher; central location servicing both living areas & rear deck • Exterior: charming street appeal; fully fenced sun-drenched grassy courtyard & terrace at front; established native vegetation; room for a pool at rear; onsite space for off-street parking • Location: dress circle Peregian Beach Street; walk to beach (170m) & village (350m); less than 10 mins to public & private schools; 14 mins to Noosa; 18 mins to airport; 22 mins to Eumundi markets; desirable lifestyle & holiday location