

**2/34 James Street, Noosaville, Qld 4566**



**Unit For Sale**

Friday, 24 May 2024

2/34 James Street, Noosaville, Qld 4566

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Anita Nichols

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## **Auction**

Presenting a free standing semi-detached ground level 2 bedroom, 2 bathroom villa in beautiful condition with renovated kitchen, solar, and set amongst lush tropical gardens - turnkey ready! A rare opportunity to reside in a premier location just steps from Gympie Terrace in the heart of Noosaville's River precinct offering an abundance of restaurants, cafes, water sports, free BBQs and the River parklands. The property has soaring ceilings with skylights giving an architectural appearance flooding the villa with natural light. The open plan lounge, dining and kitchen areas open out through the French doors to the wrap around deck which is a lovely spot to enjoy a coffee in the morning or a vino in the afternoon after your adventures on Gympie Terrace throughout the day. The master bedroom is light and airy, includes an ensuite and sliding doors to the outside decking, feel safe all year round with crimsafe security sliding doors that allow the summer breezes to flow through. The second bedroom is of a good size and is serviced by the main bathroom with the added bonus of a separate toilet for guests. This truly is a rare find, a tranquil and private oasis in Noosaville situated between Gympie Terrace and Mary Street offering low body corporate fees, embracing sustainable living with solar hot water and power, no stairs and two car spaces, one undercover, tick tick tick. Plus, there's aircon and ceiling fans. Don't delay your inspection, Auction is at 12pm on Saturday, 15th of June and we will be selling on the day!