

27 Avocet Parade, Peregian Beach, Qld 4573

House For Sale

Tuesday, 28 May 2024



27 Avocet Parade, Peregian Beach, Qld 4573

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 778 m2

Type: House



Robbie Neller
0754714000



Joel Nicholls
0421722195

Auction

Located just one street to the beach and only 350-metres to North Peregian Lifeguard, is this much-loved double-storey home, tightly held by the same family for over 30 years; it is now ready and waiting for its next chapter and has plenty of potential to be updated and reimaged to greatly value-add in this blue-chip location. Across two levels the home comprises four bedrooms, two modern bathrooms plus powder room, large Tasmanian Oak timber kitchen, two separate living areas, upper north-east facing balcony off master bedroom, covered patio under, separate laundry with external access, and double lock up garage. Existing features include hardwood timber floors on upper level, 2 x split system air-conditioners, ceiling fans, security screens, built-ins in all bedrooms, separate shower and bath in family bathroom, garden shed, and private inground pool framed by lush tropical gardens. All rooms are a generous size, and the existing floor plan does allow for some versatile options – the master bedroom is huge and could work well as a rumpus/games room on the upper level, and there is the possibility (with some reconfiguration) to transform to dual living. Tightly held family home on 778m² block. One street behind beachfront esplanade. 350-metres to North Peregian Lifeguard. 4 bedrooms, 2 modern bathrooms. 2 separate living areas, large kitchen. North-east facing balcony + covered patio. Private inground pool, tropical gardens. Double lock up garage + onsite parking. Potential to renovate/reimage or rebuild. First time to market for over 30 years. This leafy 778m² block with a north-east facing backyard enjoys excellent privacy as the vegetation has created a green buffer; there is minimal grass to mow, the rear yard is paved, so maintenance is minimal. Just like the residence itself, there is also potential to transform the outdoors area into your own designer tropical sanctuary; so close to the beach, you can hear the waves roll in whilst relaxing poolside with a drink. Builders/tradies, renovators/property flippers, and investors will clearly see the potential here to reimagine or rebuild; if purchasing as an investment to landbank, there is only some cosmetic work needing to be done to get it rent-ready so you can start generating an income quite quickly. Located on the north-eastern side of Peregian in an ultra-desirable neighbourhood, just a couple of minutes' walk to the beach (the Esplanade is literally around the corner), and a 20 minute walk to the village; the convenience is exceptional. Local public and private schools are a 10 minute drive, Noosa's Hastings Street is 15 minutes' drive, and it's 20 minutes to the airport. Long-term owner spent many happy years here and now it's time for a new lease of life – whatever form that will take. Offers welcome prior to Auction, high volumes of interest is anticipated.