

**3/16 Wildflower Street, Sunshine Beach, Qld 4567**



**House For Sale**

Wednesday, 12 June 2024

3/16 Wildflower Street, Sunshine Beach, Qld 4567

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 121 m2**

**Type: House**



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## Contact Agent

This tastefully renovated townhouse in a well-located complex of only eight, offers a desirable Sunshine Beach lifestyle an easy stroll to the vibrant village hub, surf club, and patrolled beach; you can leave the car at home walk everywhere! Across two light-filled levels the townhouse comprises formal entry with study nook under stairs, two bedrooms, two bathrooms, modern kitchen, open plan living opening out to East facing balcony, separate laundry, private rear courtyard, and single lock up garage with internal access. Soaring raked whitewashed timber ceilings on upper level along with whitewashed interior brick and timber floors infuse wonderful warmth throughout; other features include plantation shutters, split system air-conditioning in lounge and primary bedroom, ceiling fans, stone benches in kitchen, stainless steel appliances, Bosch dishwasher, mint-hued glass splashback, and built-ins in both bedrooms. Impeccably presented it has been meticulously maintained by family members for many years and you can feel the love throughout. There is nothing needing to be spent or done - it is move-in ready; unpack, uncork (the champagne), and unwind in comfort and style. The complex itself has a communal pool and sunbathing terrace framed by leafy tropical gardens for residents to use; body corporate fees are low, and pets are permitted (stbca). With no holiday rentals, it is exceptionally quiet with owner-occupiers and permanent tenants only. From here the village is approximately 500-metres, 700-metres to the surf club, 750-metres to the sand, 1.3-kilometres to Noosa National Park scenic walking trails including Alexandria Bay Walk, and a 25-minute walk to the dog beach. Local schools and sporting/leisure facilities including Noosa Aquatic Centre are also within walking distance, and it's just a five minute drive to Noosa Junction (or 30 minute walk). Sunshine Beach is arguably the brightest star in terms of lifestyle, location, and natural beauty in the Noosa region; always in high demand, it has experienced exponential price growth over time that has positioned it as one of the state's strongest market performers with outstanding capital growth. This is an opportunity to invest in your very own slice of Sunshine Beach and embrace the enviable lifestyle that those who live there enjoy every single day. This delightful townhouse has been held by the same family for decades; inspections will reveal why this one is a 'keeper'.

- Charming townhouse in complex of 8
- Tastefully & comprehensively renovated
- Short walk to village, beach, & surf club
- 2 bedrooms, 2 bathrooms, study nook
- Modern kitchen with quality appliances
- Air-conditioned open plan living/dining
- Air-conditioned primary bedroom
- East facing upper balcony with pool view
- Private courtyard at rear, single garage
- Timber floors, raked ceilings, interior brick
- Communal pool & sunbathing terrace
- Low body corp. fees, pet-friendly (stbca)
- Mins to Noosa Junction & Noosa Heads
- Tightly held by same family since 2001

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.