

# 3/4 Avocet Parade, Peregian Beach, Qld 4573

## Unit For Sale

Tuesday, 20 February 2024



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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 161 m2**

**Type: Unit**



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## Over \$1,450,000

Invest in beachside living with the purchase of this tri-level townhouse in a blue-chip location just 80 metres to the sand and surf; savour those spectacular white water views from your exclusive rooftop terrace and live your very best life in this coveted oceanside pocket. Across three levels the townhouse comprises two bedrooms, one bathroom, open plan living flowing out to a wraparound balcony with outdoor dining space, original kitchen, laundry, lock-up parking for one vehicle – and the piece de resistance, the rooftop terrace. In mostly original condition, this light-filled townhouse is comfortable and very liveable/rentable 'as is' – with the potential to update to value-add (and expand to include a third bedroom and ensuite, STCA) without fear of overcapitalising. Gentle cooling breezes circulate throughout, and not only can you see and hear the ocean; but you can smell the fresh salty sea air, reminding you just how close you are to the sand.

- Tri-level townhouse with rooftop terrace
- Stunning white water views to savour
- 2 bedrooms, 1 bathroom, original kitchen
- Open plan living + wraparound balcony
- Abundant light, gentle sea breezes
- Complex of only 4 – quiet & private
- 80-metres to direct beach access
- 15 min walk to village & surf club
- Long-term investor owner says SELL

Designed for easy-care living where the maintenance is minimal and lifestyle is maximised; it is a perfect weekender, holiday home, and/or sea-change. It is also easy to lock and leave when off travelling, and an absolute pleasure to return home to wherever you have been! In a well-established complex of only four – body corporate fees are low, and it is pet-friendly (stbca); you will feel tucked away from the hustle and bustle during peak holiday periods, yet still benefit from close proximity to miles of pristine beach. Located on the northern side of Peregrine, it is a 15-minute walk to the surf club and village for shopping and boutique dining; do a spot of grocery shopping at the IGA, pop into the tavern for a cold beer or a freshly brewed coffee at one of the delightful cafes and then head home for an afternoon relaxing on your terrace or soaking up the sunshine at the beach. Sound inviting? Buyers in the market for effortless beachside living with ocean views, also offering convenient access to local amenities in a quiet, private complex – this will speak to you it's calling your name. Long-term investor owner is ready to sell, are you ready to buy?