

# 3 Podargus Parade, Peregian Beach, Qld 4573

## House For Sale

Saturday, 27 April 2024



3 Podargus Parade, Peregian Beach, Qld 4573

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



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## Auction

This well-designed lifestyle home offers effortless living within easy walking distance of the beach; boasting fabulous north-facing ocean views from the upper decks, this is quite the crowd-pleaser! Over three levels with the master retreat on the upper floor; the home is complete with four bedrooms, a study, three bathrooms, two separate living areas, an elegant kitchen, large laundry, and double lock-up garage, plus on-site visitor parking, on a 612m<sup>2</sup> block fenced at sides and rear. The floor plan is well designed to facilitate excellent separation of living, and the upstairs study adjacent to the master bedroom would also make a perfect nursery or home office.

- Custom-designed lifestyle home
- 4 bedrooms + study, 3 bathrooms
- 2 separate living areas - formal & casual
- Elegant well-equipped kitchen
- South-facing rear alfresco entertaining terrace
- Decks showcase ocean views
- Reverse cycle air-conditioning, ceiling fans
- Low maintenance 612m<sup>2</sup>, leafy gardens
- DLUG + on-site parking for visitors or room for a boat or caravan
- Walk to patrolled swimming & surfing
- Just 2 mins drive to Peregrine village
- 10-15 minutes to Noosa attractions
- Dress-circle street with prestige homes
- Tightly-held home, you will see why!!

Located in a dress circle Peregrine Street this home is surrounded by prestigious lifestyle homes; the beach is only a short walk and the village amenities including boutique dining and retail are just a 2-minute drive. Noosa is 10-15 minutes to the north, and the bus to Noosa is just at the end of the street. An exceptional enviable lifestyle awaits...