

# 33 Glen Abby Avenue, Peregian Springs, Qld 4573

## House For Sale

Wednesday, 10 April 2024



33 Glen Abby Avenue, Peregian Springs, Qld 4573

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 676 m2

Type: House



Josh Moody  
0460635322



Joel Nicholls  
0421722195

**Over \$1,300,000**

Located on a 676m<sup>2</sup> corner block with a fenced child and pet-friendly backyard and side access to bring in a boat/caravan, is this single level family home offering easy-care, relaxed coastal living in popular Peregrine Springs just a short walk to golf, parkland, and playgrounds. A well-designed floor plan facilitates excellent functional family living comprising formal entry, four bedrooms, two bathrooms, study nook, stylish galley kitchen with walk-in pantry, open plan living and dining, rumpus room, north-east facing covered patio, separate laundry, and double lock-up garage. Current owner has maintained impeccably; and features include 4 x split system air-conditioners, ceiling fans, plantation shutters, stone benches in bathrooms and kitchen, stainless steel appliances, gas cooktop, tiled splashback, dual vanities in ensuite, separate bath and shower in family bathroom, direct patio access from master and both living areas, slimline rainwater tank, 3x3m garden shed, and 6kW solar power.

- Family-friendly living on 676m<sup>2</sup> corner block
- 4 bedrooms, 2 bathrooms, 2 living areas
- Elegant well-equipped central galley kitchen
- North facing covered alfresco entertaining
- Split system A/C, ceiling fans, 6kW solar
- Slimline rainwater tank, lock-up garden shed
- DLUG + gated side access for boat/caravan
- Short walk to parks, playground & golf course
- Mins to schools, shops, beach, and dining
- Owner downsizing, now it can be yours!

With spacious internal living spaces plus the expansive, private outdoor patio – entertaining at home will be a pleasure; weekend BBQs after a morning at the beach, twilight drinks after a day on the golf course, neighbourhood soirees, children's birthday parties, Christmas lunch and more, can all be celebrated and enjoyed here in comfort and style. The gardens are well established and are low maintenance – the gated side access is an added bonus for anyone with a recreational vehicle or boat to park up safely and securely onsite, and there's room for a pool, if desired. Located in a quality, quiet neighbourhood just footsteps to heavily treed nature reserves, this is a peaceful, pristine place to anchor down and call home. Local schools and Coles supermarket is just a few minutes' drive, and it's less than 10 minutes to Peregrine village hub, beach, and surf club. We did say lifestyle! Owner-occupier has loved living here, but is now ready to downsize and move on, creating an opportunity for you to purchase and create your own memories to cherish. Don't say 'one day' – now is the time, today's the day!