

33 Ward Street, Tewantin, Qld 4565



Sold House

Tuesday, 17 October 2023

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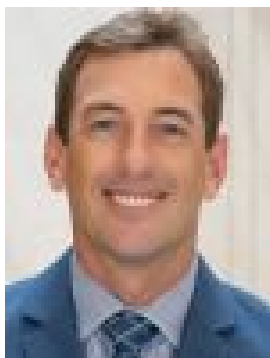
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 804 m2

Type: House



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Gracious and intelligently designed, the sure-footed revitalisation of Margaritaville, a handsome 1920's Queenslander, sensitively and lovingly decorated, has been honed and toned without shedding its beautiful heritage charm. Alfresco meanwhile, invites you to set your watch on island time with an illuminating move into a brighter, more inclusive way of living the good life outdoors. Whether lounging poolside, kicking back by the breezy bar with a frozen concoction in hand, or firing up the barbeque and pizza oven, Margaritaville's tropical oasis with a twist, is your passport to paradise. Commanding the most spectacular presence, the residence embraces the natural surrounds, has a plum corner position in a much-coveted street, and is a mere 40-foorsteps to a nature reserve and Noosa River foreshore. Easy to see why classic Queenslanders are much-loved and highly valued, especially with contemporary iterations paying homage to the romantic architectural style. Picture key characteristics such as a high-set, white weatherboard corrugated roof construction, white picket fence, signature verandas, gatehouse-style front entry, towering palms, cottage gardens and lush lawns. Come inside. This is a cracker of a residence, packed with vivacious personality. Admire polished rich blackbutt floors throughout, lofty VJ ceilings, VJ panelling from floor to the dado rail, decorative fretwork, also decadent casement windows with green and white translucent panes. The seriously generous living areas with ceiling cornices and roses are beautifully furnished with creamy linen sofas, and a nine-arm hand blown glass chandelier hangs over the timber dining table with rattan chairs. Push aside the tall silky oak glass-paned French doors which run the width of the living areas, blurring the lines to the covered verandas which, in a sensational albeit it classic fashion, stretch northward and ooze vitality with captivating views that drink in the riverscape. The kitchen adds to the residence's new found identity with a decorative flourish whilst serving up a smorgasbord of the latest high-end appliances also materials, from Corian-topped cabinetry including island/breakfast bar, servery to the verandah, polished nickel tapware, while clutter is banished to the butler's pantry with wine fridge and walls of storage. Also on the entry level are two bedrooms with bay windows and seating, French linen sheers and ensuites with replica period floor tiles. The king premier suite has custom cabinetry, a super-sized ensuite with two English-style pedestal basins, mirrored cabinetry, two shower heads in the walk-in double shower plus a claw footed oval bathtub. The queen suite has an ensuite with a single pedestal basin. A bedroom on the south side is currently used as a study. Next door is a powder room. Downstairs has been cleverly reconfigured to invite connection with the undercover terrace, lawn and dazzling pool area, which is also accessed from the living area of a two-bedroom apartment-style accommodation. The laundry with a drying court is next door and behind on the west side is a massive workshop/storage area. Indisputable generosity on tap "as endless as the ocean, as timeless as the tides" is a quote on the chalkboard of the professionally-equipped bar. It succinctly describes Margaritaville, especially its innumerable options for entertaining, having fun with family and friends, whatever the reason or season. And there's more. The future owner need only bring sunglasses, toothbrush and a suitcase. Everything else has been taken care of, from chic furniture and artworks to towels by the pool. "Margaritaville celebrates the graciousness of a classic Queenslander," enthuse Tom Offermann Real Estate agents Michael McComas and Rebekah Offermann, adding "as well as breaking down its formality for modern living and packing a punch when it comes to entertaining. "This superb residence in a quiet sought-after street just keeps on giving and its location cannot be understated. Take a short walk to the end of the cul-de-sac, and via the tranquil Ward Park to vibrant Tewantin Village with trendy cafes and nearby Marina. It is one-of-a kind and hard to beat."

Facts & Features:

- Land Area: 804m²
- House Area: 355m² over 2 levels
- Pool/Entertaining/Recreation: lawn & timber decking; cabana w lounges, cubby house, spa & 6-person sauna; bar w servery windows, TV, 6xbeer taps, integrated fridges, ice maker & dishwasher; integrated Matador BBQ + pizza oven
- About: blackbutt flooring & VJ walls & ceilings throughout; 3m ceiling height; silky oak French doors; decorative fretwork; interior renos replicate 1920 era, pedestal basins & tapware; white VJ walls; upstairs opens to terrace/verandahs w views; living w decorative cornices, ceiling roses, linen covered sofas; timber-top dining table w 8 rattan chairs & designer nine-arm pendant; powder room & kids bedroom; 2 bedrooms w bay windows/day bed & French linen sheers & ensuites w replica period floor tiles; downstairs - self-contained w 2 bedrooms, 1 bath, equipped kitchen; terrace + laundry w Corian benches + washer & dryer; under house parking, workshop w work bench
- Kitchen: Corian-topped/VJ cabinetry, breakfast bar w stools + servery; Belling 900mm CookCentre w 5 x induction cooktop; Breville convec/micro; integrated dishwasher; latest LG 4 door fridge/freezer w glass front; polished nickel tapware; butler's pantry w Vintec wine fridge
- Exterior: 13.5kW solar; 3-phase power; fruit trees, veggie garden & side gate for car/boat parking
- Inventory: fully inclusive - detailed report available
- Location: corner position; 40 footsteps to Crank

St Reserve & foreshore of Noosa River, home to water birds; walk to end of cul-de-sac & via Ward Park memorial path to Tewanin Village business precinct w essential services, boutiques & cafes; close proximity to Noosa Marina, school, sporting facilities, Noosa Ferry.