

**34 Buccleugh Street, Moffat Beach, Qld 4551**



**Sold House**

Tuesday, 13 February 2024

34 Buccleugh Street, Moffat Beach, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Yianni J. Mooney

0420300977

**\$1,340,000**

Yianni Mooney Property proudly presents to the market 34 Buccleugh Street, Moffat Beach. Secluded and private – prime seaside location. A true beachside gem. Captivating the essence of coastal living and so close to the sands of beautiful pristine Moffat Beach, this trendy home on a 809sqm parcel of land, is the ideal opportunity to enjoy what so many others do. The property's location is truly the epitome of beachside living. Your mornings start with a short stroll to check the surf, or grab a coffee at the magical Moffat Beach café precinct, which also offers designer shops, trendy restaurants, an award-winning brewery, live music, and the spectacular oceanfront parklands. Boasting a versatile floor plan that incorporates great undercover entertaining blackbutt hardwood decking, both at the front of the property and at the rear, this stylish beach home is the ultimate coastal entertainer and is just meters\* to the surf, sand and the bustling retail precinct. Presented in immaculate condition, this home offers an enviable lifestyle and optimises the coastal dream, with the perfect mix of position, space and privacy. Featuring four oversized bedrooms, the master bedroom provides a discreet hidden projector, great for those lazy days in bed, a walk in robe, dedicated private ensuite with sensational Italian porcelain tiles. The main bathroom includes 'live edge' iron bark vanity and showcases feature lighting and a walk-in rainfall shower. This beachside home boasts a well appointed and 'on-point' entertainers' kitchen with 40mm waterfall stone Island and solid oak benchtops, 900mm stainless steel freestanding oven and cooktop, full height walk in pantry and an abundance of clever storage throughout. Made of a solid cypress pine construction with stunning timber look flooring and bright interior adding to the coastal feel, this eco-friendly home is fully insulated and comes complete with efficient LED lighting throughout and solar energy saving system - save on those ever-increasing electricity costs, not to mention being kind to our previous climate. The main living zone forms the central feature of the home with a very clever open plan design. The east-facing aspect of the home is ideal for the fabulous Sunshine Coast climate and ensures that cool summer breezes will flow freely from the deck into the spacious, open plan living and kitchen zone. The fourth bedroom, which steps down from the main living area, presents many more options for your family. This area offers privacy and separation when required and would make an ideal teenagers' retreat, guest quarters or even a great dedicated media room. Other sought-after features include a double lock up garage – perfect for granny flat conversion (subject to council approval), additional single lock-up garage, a separate lockable office and a 'coup'-cabana chook house. Set on a level and large block of land, this home is surrounded by lush gardens and established fruit trees, and offers an ultra-convenient lifestyle. Don't miss the chance to secure such a spacious and stylish beach home in this highly sought-after suburb. The perfect addition to any property portfolio. What we love about the property:- Highly sought after Moffat Beach location- Trendy beach house - 4 bedrooms, 2 bathrooms- Custom cypress pine feature wall to main lounge- Stylish kitchen with quality appliances- Daikin air-conditioning in living room and bedrooms- 2 blackbutt hardwood timber decks – front and back- Large functional separate laundry- Fully fenced - tropical gardens, established fruit trees- Outdoor shower - rinse off after surf or swim at the beach- Fully rewired and replumbed - energy efficient LED lighting- Newly installed 450ltr Rheem hot water system- Functioning bore, ideal for maintaining gardens- Gravel driveway fully reinforced with Geohex- 7kw solar system, 5kw inverter- 3 bay solid concrete shed with power, water, sewerage (STCA)- Additional 9 x 3.5m shed with power throughout- Insulated air-conditioned office at rear- A 'coup'-a-cabana chook house, with vermin proofed run- Good strong capital growth- 15 minutes\* to the Sunshine Coast University Hospital- 25 minutes\* to the Sunshine Coast Airport- 60 minutes\* to Brisbane International Airport Should you require any further information, please call Yianni on 0420 300 977\*approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.