

# 34 Parakeet Crescent, Peregian Beach, Qld 4573

## House For Sale

Monday, 22 April 2024



34 Parakeet Crescent, Peregian Beach, Qld 4573

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 716 m2**

**Type: House**



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## Over \$1,800,000

This gracious double storey sandstone block home tucked away in a quiet family-friendly neighbourhood, just an eight-minute walk to the beach, offers charm-filled generous sized living with versatile options, on a leafy fully fenced 716m<sup>2</sup> block with established native gardens. Across two levels it comprises formal entry with soaring double-height void, four bedrooms, 2 bathrooms, modern kitchen, open plan living, studio/office/fifth bedroom with water supply/sink, and timber deck on upper floor. Downstairs there is a covered walkway leading to a 4.8x4.8m gazebo on the ground floor. There is also a carport at the front of the property. Current long term owners have recently renovated inside and out, including a complete replacement of the upper deck, rewiring and new plumbing; features include large picture windows, blackbutt engineered floors on ground level, blackbutt staircase, cypress pine flooring on the upper level, spotted gum deck, gas cooktop, Bosch dishwasher, double oven, Caesarstone bench tops, split system air-conditioning x 4, ceiling fans, wired ethernet system, and gas hot water.

- Charming double-storey family home
- Leafy fully fenced 716m<sup>2</sup> block, native gardens
- 4 bedrooms, 2 bathrooms, studio/5th bedroom
- Open plan living, well-equipped modern kitchen
- Upper deck & ground floor terrace
- Covered walkway to delightful north facing gazebo
- Plenty of room for a pool or granny flat (STCA)
- 8-minute walk to the beach, 20 mins to village
- Quiet, leafy, family-friendly neighbourhood
- Wonderful character & warmth – plenty to love!

The floor plan facilitates excellent separation with wonderful integrated indoor/outdoor living on both levels and all upstairs bedrooms plus the studio open directly out to the verandah with its elevated outlook. Easy-care gardens including a variety of natives, raised vegetable beds, plus room for children and pets to play outdoors – frame the home perfectly. The block size provides space for an inground pool, if desired, or granny flat (STCA); and with a northerly aspect at the rear, your alfresco entertaining can be enjoyed all year round in comfort. This is a home with palpable warmth, genuine character, and a huge heart; so welcoming and liveable, all who inspect will be enveloped with a feeling of peace and calm. With its upper deck and terracing, gentle breezes circulate throughout, and it is a very climate-friendly design. Located just footsteps from a paved walking path to the beach and into Peregrin village – the convenience will also appeal; major amenities such as public and private schools, childcare, golf and sporting/leisure facilities, supermarkets, surf clubs, and the airport are within a 5-20 driving minute radius. The owners have loved living here and it's not hard to see why; come along and experience the ambience for yourself, it has lashings of appeal.