

35 Sobraon Street, Sunrise Beach, Qld 4567

House For Sale

Wednesday, 27 March 2024

Harcourts

35 Sobraon Street, Sunrise Beach, Qld 4567

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



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Auction

Mediterranean inspired living bordering Sunshine Beach. Located in the exclusive oceanside pocket of Sunrise Beach, this home may just be the most affordable oceanside property left along the Noosa coastline. An extraordinary residence zoned for development, multiple dwellings and/or holiday accommodation if you so choose. 35 Sobraon Street offers access to a lifestyle by the water that makes every day feel special. Start your mornings with coffee on the balcony, a quick swim or surf before work, sunset drinks at the Surf Club, dinner in the village, then walk home via the beach. Living on the ocean is a luxury in itself, but pairing this scene with life in Noosa takes this address to another level of desirability. The Mediterranean allure is obvious from the moment you walk through the gates. Prominent Foxtail Palms frame the entry with a mature row of olive trees adorning the northern side of the property. The home boasts stunning ocean views from every level, with a villa inspired flagstone driveway and surrounding alfresco areas. The open plan poolside kitchen and suspended slab balconies are details that leave a big impact. The entry level is dedicated to entertaining and offers incredible indoor/outdoor flow, with stacker sliding doors, a large open plan kitchen, both formal and casual dining options and a poolside entertainers terrace. Two of the four bedrooms are hosted on this level, completed by a common bathroom with shower and spa, separate powder room and laundry. Upstairs you will find an oversized living room fully equipped with a wet bar and three balcony's that all strategically face the property's biggest asset; uninterrupted ocean views across the Coral Sea. The huge master bedroom boasts a private balcony overlooking the coastline, walk-in robe and double vanity ensuite with shower and spa bath. Down the hall you will find the fourth bedroom, a versatile addition that can easily be transformed into a modulable room for work, entertainment, or guests. The accommodation floorplan makes the arrangement feel private and luxurious. Deliberately designed for low maintenance, this home is the epitome of relaxed Mediterranean living - in addition to its passive design features, Villa Sobraon has split system air conditioning, ceiling fans in every room, lighting control and motorised block out blinds. With north-east-facing vistas, expansive outdoor areas and an abundance of natural light flowing throughout, this home marries an enhanced sense of space and considered liveability. Every day will feel like a holiday, a respite from the ordinary, a celebration of calm and a confirmation that simplicity is the beauty of life.

THE HOME | Uninterrupted ocean views | 250m to beach track with direct beach access | Quiet cul-de-sac, local only traffic | Medium density zoned for multiple dwellings and/or holiday accommodation STCA | Borders Sunshine Beach Adams Street reserve | Suspended slab architectural design | Expansive open floorplan on both levels | Stacker sliders for a seamless indoor/outdoor flow | Master bedroom suite with double ensuite, spa bath and walk-in robe | Central powder rooms on both levels | Low maintenance gardens with automatic watering system | Motorised block out blinds | Lighting control system | Intercom system with gate control | Kef surround speakers throughout | Ducted & Split System air conditioning | Ceiling fans | Mediterranean inspired flagstone drive & surrounding paths | Fully fenced parameter | Electric front gates | Double garage with garage doors on both ends for flexible access | Solar hot water system

THE WALK | 250m to beach track with direct beach access | 5 minutes to Sunshine Beach | 10 minutes to Sunshine Beach village | 15 minutes Sunshine Beach Surf Club | 25 minutes to schools

THE DRIVE | 3 minutes to Sunshine Beach Village | 3 minutes to Cafes, Restaurants & Amenities | 4 minutes to Schools | 5 minutes to Noosa Junction | 8 minutes to Hastings Street & Noosa Main Beach

THE AREA Sunrise Beach - While nearby Noosa is buzzing with activity, Sunrise Beach enjoys a calm, laid-back ambience. The expansive stretch of golden sand at Sunrise Beach is lapped by pristine surf rolling in from the ocean. The area is almost entirely surrounded by Noosa National Park, a wild section of coastline jutting into the ocean and fringing Sunshine Beach and Lake Weyba. On a walk through the park you'll encounter pockets of rainforest, rocky shorelines, groves of piccabeen palms, wide deserted beaches and glorious coastal views.