

36 Amarina Avenue, Mooloolaba, Qld 4557



Sold House

Saturday, 23 September 2023

36 Amarina Avenue, Mooloolaba, Qld 4557

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 721 m2

Type: House



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\$2,100,000

This coastal, family-sized home hits the bullseye when it comes to offering that sea change dream. Set on an oversized block in one of the most sought-after locations on the Sunshine Coast, this property is positioned on the banks of the Mooloolah River and has its very own boat ramp. Launch the kayak, stand-up paddle board or tinny and meander through the waterways of Mooloolaba. Dock the watercraft, or stroll to The Wharf Mooloolaba and order some take away from the myriad dining options such as Rice Boi, Spero or Prawn Star. This home presents a lifestyle opportunity for those looking to take advantage of this waterfront position. As soon as you walk through the home to the back yard, prepare to be blown away as you imagine weekends spent around the L-shaped pool which overlooks the water. The surrounding timber deck offers plenty of room for a sun lounge to soak up the Vitamin D, while a poolside cabana offers the perfect amount of shade. Views of the pool and the water are visible from almost every room in the house, providing a beautiful serenity. The home's north-easterly aspect ensures the house is light-filled throughout and the plentiful louvres and glass doors in every room that opens out to the wrap around patio and balcony, ensures coastal breezes are felt. The functional floor plan offers good separation of living with a living room on each level of this two-storey house. The lower level has internal access from the double lock-up garage, a statement entry and foyer, two bedrooms and a bathroom, and a living area with a fireplace. Double sliding doors open out to an undercover entertaining area complete with a built-in Gasmate barbecue with wok burner, stone benches and a drinks fridge. The upper level has a second living area that spills out to the balcony which has an enclosed space with a wall-mounted television making it the perfect outdoor room in any weather. The home's kitchen is a great size and perfect for entertaining with a five-burner gas cooktop, lots of storage, a Smeg oven and microwave, and a generous stone-topped island bench. It features quality two-pac cabinetry with handle-free joinery, and three feature pendants above the island bench which also serves as a sit-up breakfast bar. The upper level has beautiful pitched ceilings which emphasises the sense of space up here. The master bedroom with air conditioning, feature chandelier, walk-in wardrobe and ensuite can be found on this level as well as a second bedroom and bathroom with floor-to-ceiling tiles and a spa bath. For those who work from home or have a home-based business, there is a dedicated space which has its own entry, a private court yard, air conditioning, a kitchenette with a sink, bathroom with travertine floor-to-ceiling tiles, frameless shower screen and room with glass doors leading out to the patio. This space could also work as a granny flat for those with live-in relatives, or older children; the options are endless thanks to the functionality of this setup. Fit for the whole family, this home is fully fenced and has secure video intercom entry. With close proximity to the Bundilla shops, everything is at your fingertips from medical needs to the local bakery. For groceries, Kawana Shoppingworld is just over the bridge, and access to the Sunshine Motorway is close for commuters heading both north and south. Mooloolaba and its iconic Esplanade, patrolled beaches and surf club are a flat bike ride away or short drive by car. The location of this home lends itself to a fabulous and enviable coastal lifestyle where the sunshine and waterways will be your go-to pastime each and every weekend. Try not to fall in love with what's on offer at this waterfront wonder.

FEATURES:-Waterfront home in heart of Mooloolaba with its very own boat ramp-Less than 20 min walk to the Esplanade-Beautiful north-easterly aspect ensures light-filled home and cooling breezes-Perfect entertainer's home with space for whole family spread across two levels-Dedicated, self-contained work-from-home wing that could also double as granny flat-L-shaped pool with poolside cabana, undercover alfresco with built-in barbecue, drinks fridge-Graduated timber deck down to waterfront and boat ramp, easy to launch water toys-Upper level balcony with enclosed area for all-weather entertaining, views over the waterway-Multiple living zones, lower level has fireplace and spills to the outdoor entertaining area-Two bedrooms and a bathroom on lower floor, two bedrooms upstairs including the master-Master suite has carpet, access to the upper balcony, walk-in wardrobe and ensuite-Tiled on lower level, timber-vinyl planks on upper level for low maintenance-Great size kitchen with views over the water, two-pac cabinetry, pendants over island bench-Westinghouse five-burner gas cooktop, Smeg oven, Bosch dishwasher, stone bench tops-Ceiling fans, air conditioning, light and bright interiors, secure video intercom entry-Each bedroom has floor to ceiling louvre-windows and glass door out to the balcony/patio-Close to Bundilla shopping precinct with bakery, cafes, restaurants and more-Easy access to Sunshine Motorway for commuters, short drive to Kawana-Mooloolaba beach/surf club and iconic Esplanade are a flat bike ride or short drive away-So close to everything with a very functional floorplan to suit a range of buyer's needs

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