

36 California Boulevard, Peregian Beach, Qld 4573



House For Sale

Saturday, 4 May 2024

36 California Boulevard, Peregian Beach, Qld 4573

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 449 m2

Type: House



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Over \$1,175,000

This immaculate modern home in the sought-after Peregrine Breeze family-friendly residential enclave offers the ultimate in easy-care coastal living where the focus is on relaxation, leisure time, and lifestyle – minimal maintenance being the key! Across a single level, the home comprises formal entry, five bedrooms, two bathrooms, two separate living areas, a central kitchen, a covered north-east facing alfresco patio, separate laundry, and a double lock-up garage on a fenced 450m² block with gated pedestrian side access. Built in 2016, the home is still impeccably presented throughout, and features include 2 x split system air-conditioners, ceiling fans, plush carpets in bedrooms and media, security screens, stone benches in kitchen and bathrooms, stainless steel appliances, a 6-burner gas cooktop, dual vanities in ensuite, separate shower and bath in the family bathroom, roller blinds, and lock-up garden shed. The floor bedrooms: facilitate good separation with the master at the front away from the remaining bedrooms; and the fifth bedroom which has direct patio access could also be used as a multipurpose room/office/gym, providing that extra versatility that is always so in demand. Inside and out, this is a home designed for effortless living – easy to lock and leave when off travelling, and easy to maintain; catering for all ages and stages in life, this could certainly be a 'forever' home – buy as a young single/couple, raise your family here, and retire in the same property if you wish. Investors should note this is a high-demand location attracting quality tenants, and current rental appraisal is estimated at \$850 per week; so, it is a fabulous addition to your portfolio in this ever-popular beachside suburb. Just a short stroll to a central park and playground, local shops, and national park – plus just five minutes' drive to the beach, public and private schools, golf, village, and Coles supermarket; and 15 minutes to the airport, it's a wonderful place to anchor down and call home, and don't forget to pack the surfboards, sunscreen, and bicycles! Vacant and ready to move straight into or rent out – this should go straight to the top of the list!

- Immaculate modern home on 450m²• Low maintenance, effortless living• 5 bedrooms, 2 bathrooms, 2 living areas• Kitchen: stone benches, gas cooktop• North-east facing covered alfresco patio• Split system A/C x 2, ceiling fans• Fenced child/pet-friendly grassy yard• Small lock-up garden shed, DLUG• Walk to childcare, shops, and parks• 5 mins to beach, village, schools, golf• Vacant & rent-ready or move in & love