

**38 Lowry Street, Peregian Beach, Qld 4573**

**DAMIEN STEELE**

**House For Sale**

Wednesday, 6 March 2024

38 Lowry Street, Peregian Beach, Qld 4573

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1168 m2**

**Type: House**



Damien Steele

## Offers Over \$2,700,000

Enviably positioned in an elevated yet private garden setting, this expansive near 450 m<sup>2</sup> home enjoys a rarely found 1168 m<sup>2</sup> of near-flat land, just 650 meters walk to the desirable Peregian Beach. Fit for the largest of families, set across two levels this commanding home has been upgraded and improved by its current owner - boasting 4 bedrooms (a master suite on each level), plus study, 3 living rooms, 3 bathrooms (2 as ensuites), an entry foyer, 2 eastern orientated alfresco's, a double lock up garage and a walk in storage attic, all complimented by a generous sundrenched pool, a sprawling northern lawn and a veggie garden with adjoining garden shed. Offering luxuries of modern living amongst all the wonders of its natural beachside setting, wake to birds chirping, cooling ocean breezes, the pool and yard bathed in sunshine, green filled vistas throughout the home whilst just a moment's stroll to the picturesque sands, undulating dunes and clear ocean waters of Noosa's renowned Peregian Beach. This spacious entertainer leaves the occupier wanting for nothing. Impressive in all its proportions, the home balances suitable segregation of multiple living and sleeping zones with a natural and equally vital connection between sectors, both inside the home and with the outdoor zones. Be it for relaxed family day-to-day life or a more vibrant social gathering of friends and family, this purposeful inclusion and engagement is epitomised within the heart of the home with retracting glass sliders enabling a smooth flow out to the abundant fully landscaped summer haven with generous alfresco, manicured lawns, mature gardens and large pool. Ideally positioned, the kitchen serves as a central spoke to each aspect of the downstairs living. Prepare meals or drinks whilst holding conversation with loved ones at either of the dining tables indoor or alfresco or with those relaxing by the pool or even cooling off in the pool or playing on the lawn. Here, you will feel together, as family. Upstairs provides a separate level of quiet enjoyment within the adult quarters offering a 3rd living room, a study, a walk in storage attic and the Master Suite with expansive elevated alfresco overlooking the pool and lawn. Ideal for multi-generational living or interstate guests, the downstairs 2nd Master Suite rests away from the other bedrooms and removed from the daily hustle whilst overlooking and providing access out to the pool and greenery surrounding. This suite could equally serve as a convenient office or home business with easy access and bathroom facilities for clients. Purposefully designed with Spanish influence, the home is a rare beachside find, offering a sense of class, meeting contemporary expectations relished by the modern family - everything on offer is abundant, in its size, its quality and its convenient functionality; - Renowned Peregian Beach location, - Large elevated 1168m<sup>2</sup> land lot in friendly owner-occupier neighbourhood - Beautiful natural green outlooks, mature gardens - Rarely found yard space for children and pets to enjoy - Moments to Peregian Beach for swimming, walking, fishing - Private, secure, fully fenced - Easy vehicle and pedestrian access with space for the caravan or boat - Grand 447m<sup>2</sup> home - 4 bedrooms, study, 3 living rooms, 3 bathrooms - Several outdoor alfresco areas - Spacious, functional, versatile floor plan - Welcoming entrance foyer - Expansive kitchen with stone bench tops, 900mm oven - Walk in storage attic - Floor to ceiling tiling in bathrooms - Air-conditioning and fans - Tasteful light pendants - Large pool with waterfall and glass pool fencing - Private lawn and veggie garden areas - 5000 L rainwater tank - 5.4kW solar Just moments to the coastal retail hubs with patrolled beaches of Peregian Beach, Sunshine Beach and Noosa Heads, with local primary and secondary public and private schools nearby, want for nothing, ready to move in, start your beachside lifestyle today. Call Damien Steele today to inspect on 0415 188 543