

**4/28 Nannygai Street, Noosaville, Qld 4566**



**House For Sale**

Friday, 6 October 2023

4/28 Nannygai Street, Noosaville, Qld 4566

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Melanie Butcher  
0407379893



Warren Evans  
0428711163

## Offers Over \$1,995,000 Considered

What a marvellous location! Here you have everything you could want for a superb lifestyle, whether live in or maintain as your elegant holiday abode. Put the car in the garage, pack up your picnic goodies and saunter to the beautiful Noosa River to catch the stunning sunsets, or cast a line for a lazy fishing morning. Or enjoy an early morning coffee at your favourite coffee hub. You're spoilt for choice here with lunchtime or evening dining. Stroll around the corner to the extremely popular Sum Yung Guys restaurant, a very modern take on Thai cuisine. There's a bakery offering everyday freshness, an Aldi's supermarket and, on Sundays, the now famous Farmers' Markets at the AFL Grounds. At holiday times, you're one minute away from the Council free electric shuttle doing the Hastings Street/Main Beach loop, or catch the free bus that goes across Noosa including the Noosa Marina, and down to Peregian Beach. The townhome itself is simply stunning - architecturally designed with a great street presence, a practical floor plan and contemporary appeal. Built five years ago, immaculate condition and in a small complex of four with appealingly low body corporates. The kitchen boasts gorgeous Calacatta style Caesarstone benchtops, a functional butler's pantry and modern Ariston appliances, merging effortlessly with the expansive living area featuring polished Blackbutt timber floors. Sliding glass doors open to the northeast facing covered patio, lap pool and generous landscaped courtyard offering complete privacy. The master with ultra stylish ensuite and a walk-in robe is on the lower level plus there is a separate powder room for guest convenience. The high vaulted ceiling entry provides an atrium effect permitting filtered light and airflow, while the return staircase leads to two double guest bedrooms, a northern aspect sundeck, a beautifully appointed bathroom and separate toilet. Positioned perfectly in quiet surrounds on a 400m<sup>2</sup> allotment, including a double lockup garage with internal entry. Currently tenanted at \$1,150 per week. This is your opportunity to purchase an outstanding investment property in one of the best Noosaville locations, with potential for future capital growth. Contact Warren Evans, 0428 711 163 or Melanie Butcher, 0407 379 893.