

**4/33 Osprey Street, Caloundra, Qld 4551**



**Sold Townhouse**

Monday, 14 August 2023

4/33 Osprey Street, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Townhouse**



Yianni J. Mooney

0420300977

**\$839,000**

Yianni Mooney Property proudly presents to the market 33 Osprey Street, Caloundra. Are you looking for the perfect central location? Do you want luxury and flawless finishes with maintenance free living? Then, look no further. Welcome to "Soar on Osprey". Architecturally designed with impeccable finishes, this unique boutique Caloundra development of just 6 tri-level two and three bedroom terrace homes, each with two living zones, offers a lifestyle like no other and will set the standard of beachside living in this highly sought after southern Sunshine Coast precinct. Rising above the tree lines of central Caloundra and boasting those magnificent, elevated views across beautiful blue skies toward the hustling CBD with water views across the Pumicestone Passage, this is perfect coastal living with convenience right on your doorstep. Finished to exquisite standards of comfort and refinement, this is your chance to secure an incomparable mix of features and style. Cleverly calculated, and perfectly designed over three levels of unsurpassed refinement, each home provides a spacious living and entertaining area, all flowing out to dedicated and maintenance free terraced garden. Stylishly neutral in colour palette and with designer kitchen appointment and quality appliances, this unique piece of real estate offers the good life in comfort and style, a place to live, laugh, relax, and create cherished memories, all just a short drive to stunning beaches, boutique dining, and central retail shopping. Each designer home boasts individual and autonomous exclusive street frontage, a rarity in new residential developments. Ideally positioned within an educational hub and mere moments' to wonderful sporting and recreational facilities. With the integration of dedicated garden spaces, natural light & breeze, and unique landscape design, these comfortable homes blend into a relaxing living environment, providing a redefined modern lifestyle with every convenience you need within its reach. From the long list of stunning attributes to the generous layout, prized location, there's a lot to love about these show-stopping terraces. Flawless modern finishes are on show throughout the three-storey floorplan that stretches over three light-filled levels and provide stunning living spaces, where you can come together with friends and family. Each residence has been meticulously designed to offer the very best in contemporary style and sophistication with not a single detail overlooked. Bedrooms are stylishly appointed, with the master suite providing a walk-in robe and decadent ensuite. Adding to the appeal of the impressive residences are ground-floor, secure garages, large under stair storage areas and well-equipped laundries. The popular and rapidly growing Sunshine Coast is a local, national and global destination, Caloundra is the geographic heart and the new city centre will cement this beachside town as the epicentre for the region. A vibrant hub of commerce, technology, innovation and entertainment, the always emerging CBD will be on your doorstep, pushing values quickly north and ensuring your lifestyle here will be exciting and diverse. This brand new development will stand proud just moments' drive from the water's edge and within easy reach of picturesque parks, cafes, dining options and a host of amenities. Renowned golf courses, popular schools and bustling shops are close by and you'll also relish direct access to the M1 for a hassle-free commute. Secure your chance to live in a beachside paradise with this rare opportunity to get in early and secure your very own slice of modern luxury within this prized off-the-plan development. Oozing sophistication and charm, "Soar on Osprey" offers owners great security, one-of-kind property, and central location. This home redefines your new lifestyle.

Information for Investors: Lots 2 & 3 – 2 bedrooms | 2 living areas | 2 bathrooms | 1 car garage  
Rental Appraisal: \$700 – \$750 per week (\$36,400 – \$39,000 per annum)  
1st Year Claimable Tax Allowance: \$12,024  
Total Claimable Tax Allowance (40 year period): \$385,628

Lots 1 & 6 – 3 bedrooms | 2 living areas | 2 bathrooms | 2 car garage  
Rental Appraisal: \$800 – \$850 per week (\$41,600 – \$44,200 per annum)  
1st Year Claimable Tax Allowance: \$15,555  
Total Claimable Tax Allowance (40 year period): \$505,742

The perfect addition to any property portfolio. What we love about the property: – Choice of two bedroom or three bedroom architectural residences – Two living areas in each residence – Exclusive individual street frontage – Flexible living spaces – work from home – Open plan living and dining areas – Main bedroom has private ensuite – Ideal central location – close to amenities – World class beaches moments' away – Stylish and beautifully equipped kitchen – quality appliances – Quality flooring throughout – Air-conditioned, ceiling fans and security screens – Abundance of storage – Minutes to Caloundra CBD, cafes, restaurants and surf beaches – Ideal for owner-occupier or investor – Solid opportunity for capital growth – 15 minutes\* to the Sunshine Coast University Hospital – 25 minutes\* to the Sunshine Coast Airport – 60 minutes\* to Brisbane International Airport

Should you require any further information, please call Yianni on 0420 300 977\* approximately