

# 40 Sunset Drive, Noosa Heads, Qld 4567

## House For Sale

Friday, 23 February 2024

40 Sunset Drive, Noosa Heads, Qld 4567

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 789 m2

Type: House



Sam Plummer  
0754555340



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## Buyer Interest \$2,000,000

Located in a premium position, with a northerly aspect, 40 Sunset Drive offers privacy and generous dimensions, making this an exciting opportunity for buyers looking for the ultimate family home, who love to entertain. Only minutes drive to Iconic Hastings St or a short stroll. Split over two levels, the functional floorplan offers an open plan layout with generous room sizes and a seamless flow between multiple indoor and outdoor living and entertaining areas, ensuring every member of the family is catered to. The attractive chef's kitchen which is designed to have a subtle presence, combined with a clever blend of functionality, providing ample storage and generous bench space. The main living and dining area, have sets of glass sliding doors that open out to a large, covered wrap around deck, which overlooks the backyard and pool area, and is surrounded by beautiful established landscaped gardens, perfect for entertaining day and night. There is a second family room plus a third multipurpose room, with separate access, that can be completely closed off providing excellent possibilities for guests, a work from home office, games room etc. Located on the upper level, the generous master bedroom has an ensuite and robes, with direct access to the undercover wrap around deck. There is a living room and a further three guest bedrooms which are all serviced by a central bathroom. For those who love to be in the heart of it, the home is superbly positioned and only a short drive to Noosa Junction's wine bars, cafes and boutique shopping. Alternatively, minutes' drive to Noosa's famous Main Beach, Hastings Street and the Noosa National Park, and a short walk to the famous Sunday Farmers Markets or cast a line for a fish from the bridge, even a canoe to explore the tranquil surrounds. This home will suit most buyers, ideal for the owner occupier, investor, even a weekend pad for those living not too far away.

- Construction – rendered Besser block and cladding, with a colorbond roof
- 789m<sup>2</sup> block
- Built in 1975
- 4 Bedrooms plus multiple living areas on the lower and upper level
- 3 Bathrooms
- Timber Oak lime washed flooring throughout the living areas and bedrooms, tiled bathrooms
- Stone bench tops in kitchen, Westinghouse electric 900mm cooktop, Electrolux 600mm oven, Bosch dishwasher and Bosch washing machine
- Undercover wrap around verandahs on the upper and lower levels
- 10.5 kw Solar with battery, 4 reverse cycle split systems and ceiling fans throughout the home
- Large master suite with robes and spacious ensuite, sliding door access to the undercover verandah
- Gas instant hot water system
- Fiberglass pool surrounded by a paved sitting area and landscaped gardens
- Direct pathway to Noosa Springs Golf Course
- Off street parking for 3 cars, room for a double carport (subject to council approval)
- Walking distance to popular fresh produce farmers markets
- Fully fenced yard with established landscaped gardens and garden shed
- Compliant smoke alarms, safety switch in place
- All electricals and plumbing updated and colorbond roof replaced approx. 4 years ago
- Approx 5-minute drive to Noosa Junction
- Approx 6-7 minutes' drive to Hastings Street and Noosa Main Beach

Rental: \$1400 per week approx. Council Rates: \$2,228 p.a. approx. Buyer Interest \$2,000,000 Agents: Sam Plummer 0412 585 494 Angela Wood 0407 147 521