

41 Arthur Street, Caloundra, Qld 4551

House For Sale

Wednesday, 27 December 2023



41 Arthur Street, Caloundra, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1046 m2

Type: House



Yianni J. Mooney

0420300977

Auction

Auction Location: On-site Yianni Mooney Property proudly presents to the market 41 Arthur Street, Caloundra. Instructions are clear – to be sold at or before Auction. Nestled in the heart of Caloundra on a huge 1,046sqm allotment, this stylish home is only moments to the vibrant CBD retail precinct, trendy café strips and arguably some of the best beaches on the Sunshine Coast. This perfectly elevated location showcases ever-changing hinterland views of the glorious Glass House Mountains and the turquoise blue waters of Pumicestone Passage – all from the large front alfresco area. Catch those wonderful sea breezes that waft in over the Caloundra City landscape on any given day. Unique and one of a kind and defined by its spacious interiors and captivating street presence, this home presents in immaculate condition, offering an enviable lifestyle and optimises the coastal dream, with the perfect mix of position, space, privacy, and luxury. Experience luxury in this meticulously well thought out 466sqm home, built over two levels, featuring four bedrooms, plus three separate living zones, offering the perfect blend of style and comfort for a relaxed family lifestyle. A sunken lounge adds to the unique character of this home. Impeccably appointed throughout, the property boasts sun-soaked living spaces that seamlessly flow into a superb year-round alfresco entertaining area, making the most of the elevated and sunny aspect. Both the family and dining areas open out to a choice of two alfresco entertaining areas – one directly off the kitchen and the other flowing from the main living area. Entertaining is a breeze. The stunning 8m long galley kitchen is the main entertaining hub, with stylish Smeg gas cooktop and oven, LG dishwasher and loads of cupboard space. Open plan living is central here providing for seamless living between the indoor and outdoor areas. A pristine 11m x 5m inground swimming pool with generous entertaining area overlooks immaculate low maintenance gardens – just what you need for those hot Queensland summer nights, just turn on the BBQ and relax. The lower level boasts a 7.4m x 5.8m second living area. This area serves as multipurpose – perhaps a teenage retreat, a gym or even a home office. On this lower level you will also find a secure three car garage, a dedicated media room which doubles as a wine cellar, huge separate laundry and separate toilet. Oozing quality features, makes this the one to move straight in – nothing to do, just enjoy. Add to this, the short stroll to schools, our beautiful beaches, CBD, parks, cafés and with the nearby University Hospital now open, future planned development of the surrounding Health Precinct, \$20 Billion dollars of infrastructure underway and the growth of Caloundra South Urban Development Area. Opportunities to secure such an amazing home on a large private lot close to all Caloundra best beaches are limited, making this property an extremely rare offering. Buyers in the premium beachside residential home market of the highest level will find this is a stand-out in every sense. This is your opportunity to secure the perfect home with a relaxed lifestyle and everything at your doorstep. Act quickly to secure. This is your time to secure the perfect home with a relaxed, low maintenance lifestyle with everything right at your doorstep. To be sold at or before Auction. What we love about the property: - Elevated central Caloundra location - Two storey family home - Four bedrooms, two bathrooms, three toilets - Master bedroom with private en-suite and walk-in robe - Quality floorings throughout - Beautifully renovated, quality finishes - 8m long galley kitchen – loads of cupboard space - Smeg gas cooktop and oven, LG dishwasher - Hardwood timber flooring - Three living areas – sunken lounge - Two large alfresco areas - Media room, doubles as a wine cellar - Floor to ceiling sheer curtains, plantation shutters - Ceiling fans – air-conditioning - 11m x 5m pristine inground swimming pool - 6.555kw solar system - save energy costs - Secure remote three car garaging – garden shed - Low maintenance gardens - Nothing to do but sit back and enjoy - Solid investment – perfect CBD location - Moments* to patrolled surf beach, family park, trendy cafes, restaurants - 90m* to Caloundra Bowls Club - 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. AUCTION – On-site Saturday 27 January at 9.00am* approximately. DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.