

**44 Baroona Street, Wurtulla, Qld 4575**



**House For Sale**

Monday, 27 May 2024

44 Baroona Street, Wurtulla, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 710 m2**

**Type: House**



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## Auction

Embrace a life of privacy and serenity in the once in a lifetime bluechip residence, a high-end double-storey residence situated in one of the Kawana's most prestigious Beachside strips. The property captures panoramic skyline views, courtesy of a coveted Eastern aspect and offers proximity to top rated schools, vibrant shopping precincts, pristine beaches, public transport and more. The floor plan has been considerably designed to facilitate great natural lighting in the indoor-outdoor entertaining space. The high-set interior focuses on warm family entertainment with the open plan kitchen/ dining and lounge merging seamlessly into one and flowing out to the great undercover outdoor area complete with a built-in bbq and large pool. Hosting family and friends will be a breeze! With plenty of space to spare, the lower level boasts 3 good sized spare rooms in their own quiet corner of the home separate from the living area. Additionally you will find your own private study/ office spare to the front of the home, perfect to run your business from and additional kids retreat for when you need some peace and quiet - all complete with built in robes, ceiling fans and air conditioning. The top level is the perfect parents retreat - boasting an oversized master bedroom spanning the entire top level complete with walking robe and tasteful en-suite finished with floor to ceiling tiling, grand bathtub and dual vanity. Enjoy the coastal breeze flowing through the uninterrupted windows or simply turn on the centrally controlled aircon and enjoy. The Highlights:

- East facing aspect - perfect for warm morning sun
- 3 oversized spare bedrooms with additional study room and kids retreat all complete with air conditioning, ceiling fans & built in robes.
- King sized master bedroom filled with natural light and fresh air, finished with tasteful en-suite with dual vanity, floor to ceiling tiling and bath tub.
- Kitchen has central island, westinghouse appliances, including a 90cm & 60cm microwave/ air fryer cooking oven set, 5 burner Electrolux Gas Cooktop and large butlers pantry
- Large outdoor entertaining area complete with built-in bbq and large swimming pool.
- Crimsafe lower-level doors combined with security cameras throughout.
- Water Filtration System throughout (installed off water mains) & 12Kw Solar
- Oversized double garage
- Located in a premier beachside street; near to schools, shopping, dining, transport and conveniences
- Sunshine Coast University Hospital - 8 minutes
- Maroochydore airport - 20 minutes
- Brisbane CBD - 80 minutes
- Brisbane Airport - 1 Hour

Don't miss this once in a lifetime opportunity to secure one of the sunshine coasts finest residence's. for more information or to book your inspection, please call Ryan Cramer on 0450 607 926 Auction: Wednesday 26th June - Registration open from 9:30am, Auctions commence at 10am Venue: The Lakehouse Sunshine Coast - 15 Freshwater Street, Mountain Creek