

45 Sobraon Street, Sunrise Beach, Qld 4567

SUNSHINE BEACH REAL ESTATE

Sold House

Friday, 3 November 2023

45 Sobraon Street, Sunrise Beach, Qld 4567

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House



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Elevated with resplendent parkland and ocean views and boasting a prized north-easterly aspect is this tightly-held custom-designed residence. Appropriately named 'Pandanus,' the home is surrounded by verdant pandanus trees and flourishing gardens, located at the end of a no-through road located on the eastern side of Sunrise Beach at its most northern point – directly bordering Sunshine Beach, framed by adjoining parkland and next to a tree-lined path connecting you to the sand within minutes. The spacious family home spans two levels, featuring four bedrooms, three bathrooms, a spacious open-plan living and dining area that extends to a large wraparound deck with breath-taking sea views. The modern kitchen, built-in study nook, separate study/office, laundry, storage, and versatile multipurpose space add to the property's appeal. Privacy and outlook are maximised and protected; and the home has been cleverly designed to take full advantage of its elevation and aspect, to fill the home with natural light and circulate gentle sea breezes as well as display the sparkling sea vista in all its glory. Vaulted ceilings throughout the upper level, abundant use of glass, reverse cycle air-conditioning, stone benches in kitchen and upper bathrooms, gas cooktop, plantation shutters and roll down blinds, crim-safe screens, deep luxury bathtub and dual vanities in family bathroom, masses of storage, outdoor shower to wash off sand from the beach, solar hot water, and solar power – are just some of home's extensive features. A sun-drenched fully tiled pool with surrounding alfresco entertaining plus a poolside pavilion is a striking centrepiece showcased from most of the rooms on the upper level. All your celebrations can be held out here in comfort, privacy and impeccable style...and at night when the garden lights up it is pure magic. Being at the very end of the street there is virtually zero vehicular traffic, and not only can you walk to the beach in minutes, but it's also only a short walk to the surf club and Duke Street dining; local schools, shops, sporting/leisure facilities including golf are a short drive away, it's 10 minutes to Hastings Street, and 25 minutes to the airport. Long-term owner is downsizing and relocating after residing here since 2002, creating an exceptional opportunity for a beachside buyer to act upon – this is arguably one of Sunrise's best positioned properties, and the site is also suitable for a duplex, so interest in this offering will be strong from both owner-occupiers and developers.

- First time offered to market since 2002
- Sunrise's most northerly residence
- Adjoins leafy reserve, 2-mins to sand
- Perfect north-east aspect, ocean views
- 771m² - duplex site
- 4 bedrooms, 3 bathrooms, study/office
- Expansive light filled open plan living
- Huge wraparound deck to admire vista
- Sun-drenched inground pool & terrace
- Vaulted ceilings, reverse cycle A/C
- Solar power system, solar hot water
- Lush established easy-care gardens
- Footsteps to beach via adjoining path
- Short walk to surf club & Duke St