

45 Woongar Street, Boreen Point, Qld 4565



House For Sale

Monday, 4 March 2024

45 Woongar Street, Boreen Point, Qld 4565

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Roger Omdahl

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Offers Over \$975,000 Considered

Centrally located in the laid-back lakeside village of Boreen Point, you will love this immaculately presented Hamptons-inspired home just a stroll to all local attractions – sandy beaches, water activities, environmental walks, Sailing Club, the historic Apollonian Hotel and much more. Move-in ready and waiting for you to make memories, this immaculate property offers the perfect blend of convenience and comfort, inviting you to start living your best life from the moment you step inside with nothing to do but enjoy all that this area has to offer. Boreen Point is a great place to enjoy a variety of water activities on the serene lake Cootharaba, such as boating, wind surfing, sailing and fishing. Additionally, it offers easy access to the Everglades and other natural attractions in the UNESCO-endorsed World Heritage Biosphere Reserve. Your new home will be just a 15 minute drive to all essential facilities and amenities in the Tewantin Village shopping and business precinct: numerous world-famous Noosaville and Noosa Heads attractions are only just a further 5 minutes away. For a unique and exciting experience, you can take a quick 3 minute drive to the charming lakeview parklands, micro-brewery and glamping facilities at Elanda Point. There, you can have lunch or dinner at the Coothara BAR & Bistro, which is located at Habitat Noosa Everglades Ecocamp. Their Bistro menu boasts an extensive selection of fresh, locally sourced produce from the region, providing the perfect paddock-to-plate experience. You can also explore historic Harry's Hut and the surrounding areas while you're there. This two-level home is situated on a level corner block in an elevated area, where it benefits from cool lake breezes that provide comfortable living all year round. You can unwind and relax while enjoying a favourite book or drink on the northerly-facing undercover deck and ground-level patio. Woongar Street is a highly sought after street due to its northerly aspect and elevated position: properties here are tightly held. Extensively updated, the home offers abundant living space, storage and flexible accommodation options for the family and visitors over 2 levels with an internal stairway. Owners have invested in significant improvements, including a new roof, septic system, air conditioning throughout, brand new rainwater tank, water purification system and an updated kitchen. The entire home has been painted internally and externally. Upstairs provides comfortable air-conditioned living with:

- Open-plan lounge and dining area, offering a view of the treetop northerly balcony with glimpses of the northern side of the lake
- Updated modern and functional kitchen with plenty of storage and pullout drawers
- 2 large bedrooms with built-in wardrobes
- Family bathroom with separate WC
- Large undercover northerly deck overlooking colourful gardens
- Internal stairway.

Spacious downstairs air-conditioned accommodation includes:

- Rumpus room plus a large adjoining open living space suitable for numerous uses
- Bedroom with built-in robe
- A possible 4th bedroom, office or hobby room
- Second bathroom
- Undercover patio with lush garden outlook
- Separate laundry
- Direct access to carport.

The property is fenced for your security, and the home is screened for your comfort. A large double carport plus an adjoining concrete pad is available to accommodate your boat, caravan, or any additional vehicles. Your inspection will not disappoint: don't miss your opportunity - ensure you contact Roger today for any additional information.