

# 6 Derby Road, Moffat Beach, Qld 4551

## House For Sale

Thursday, 7 March 2024



6 Derby Road, Moffat Beach, Qld 4551

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 1072 m2

Type: House



Rob Williams

## Offers from high \$2Ms

Set on an expansive 1072sqm block of prime real estate with views of the ocean, this beautifully renovated home is in a highly sought-after, peaceful location with Moffat Beach only a short meander down the road. Imagine being able to check the ocean from your front deck before strolling down for a surf or swim in the bay within moments from home. After a beach session, catch up with friends at the beautiful oceanfront parklands or the popular café precinct which offers vibrant restaurants, an award-winning brewery and designer shops. For a quieter pace, Shelly Beach is also only a brief stroll away with its serene sands, spectacular coastal pathways and the OLR private school. There is just so much to love about this location, lifestyle, and luxurious home. Adorned with a fabulous pandanus tree and a striking exterior, this classic coastal home has impressive street appeal. From the front verandah you can appreciate the ever-changing ocean outlook and cooling sea breezes, thanks to its north-easterly aspect. Step inside and you'll be instantly impressed by the high-end finishes and quality of the renovation as well as the clever design creating an ideal set up for the family and entertaining. High ceilings, an open layout, stunning timber floors, plantation shutters, louvres, custom cabinetry, and fresh white interiors all combine to create a relaxed yet effortlessly stylish space. The living / dining / kitchen zone seamlessly connects to the rear balcony, an expansive all-weather entertaining space with plantation shutters, blinds, a built-in barbeque area and an outdoor living space with a television. Picture unwinding with friends and family here watching a game or admiring the sparkling pool and lush, leafy outlook. Hosting guests will be a pleasure from the gourmet kitchen, equipped with oversized Bosch appliances, sleek stone benches, innovative storage, and a walk-in pantry. With separation from the rest of the home, the master suite incorporates a walk-in robe, stunning ensuite with designer tiles and air conditioning. Two more bedrooms upstairs also include air conditioning, fans, and built-ins with the third bedroom alongside a great designated study and the impressive main bathroom. Downstairs presents a versatile multipurpose area that would be ideal for guests or living with the extended family with a separate entrance, kitchenette, bathroom, one large room and another room that has been utilised as a bedroom. A back patio area provides a great place to relax by the pool where the children or grandchildren will be constantly playing or kicking a footy around the huge lawn. Established trees and the sheer size of the block create privacy here, making it your own family sanctuary. There is even room for a boat or caravan with side access as well as a secure garage. Other sought-after features include Crimsafe security screens & doors, air conditioning throughout, solar hot water, and an abundance of inbuilt storage including a storage room downstairs. Like nothing else on the market, all the hard work is already completed, and this truly impressive home is ready to move right in and enjoy. Only an inspection will reveal all that is on offer here at magical Moffat – get in contact today.