

# 72 Annie Drive, Peregian Beach, Qld 4573

## House For Sale

Thursday, 25 April 2024



72 Annie Drive, Peregian Beach, Qld 4573

**Bedrooms: 6**

**Bathrooms: 3**

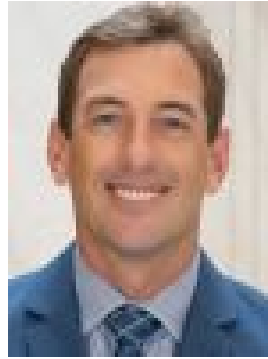
**Parkings: 5**

**Area: 5013 m2**

**Type: House**



Zoe Cooke  
0428329291



Michael McComas  
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## Auction

Looking for the ultimate sea-change AND tree-change of a contemporary residence with an American-style barn, on larger-than-most land, surrounded by nature, mere five minutes to Peregian Beach? Think choruses of birdsong, abundant flora and fauna, a walking track via Lake Weyba to Noosa River, and how about cycling through the Noosa National Park to Peregian Beach for surf breaks and glistening white sand? There's also a vibrant village where every day is easy-peasy for breakfast, lunch, dinner or just drinks in outstanding cafes, restaurants as well as the local, aka the Peregian Beach Hotel! Happiness is being taken by surprise by the quiet street, long driveway, distinctive ghost gums, landscaped gardens, a backdrop of the Noosa National Park and a contemporary residence with feature columns of river stone, and a pond at the entry. Inside be instantly impressed by the hallway that stretches and reveals high raked ceilings, and natural light drenching the terrazzo throughout the expansive living areas, with wood burning fireplace and a river stone-fronted bar. Doors seamlessly open to an undercover terrace on the southside, while on the northside indoors melds to a very generous and totally protected terrace. It adds significantly to entertaining options especially with a ten-metre-long shimmering pool, fringed by golden cane palms. Needless to say, the long galley-style kitchen with cream stone-topped white two-pac cabinetry including island breakfast bar, walk-in pantry and high-end appliances, is commensurate in size. Surrounded by nature, dreamtime comes naturally in the five carpeted bedrooms. The sizeable premier suite has a walk-in robe and ensuite. Four share a bathroom with stone fronted bathtub, also a powder room. An office is near the entry, a study space has a custom desk, and the laundry has access to a drying area. The gardens are beautifully landscaped, the above-ground vegie beds area cook's dream and with multiple large water tanks and bore water the gardens are year-round lush. There's a wide arbour with poinciana, and giant cycads line the path to the American-style voluminous barn. Wow what a bonus. With a mezzanine suggesting at least one-bedroom, corrugated feature walls, bathroom/laundry, studio, bar/kitchenette plus living, dining, leisure and an overall prodigious space, what to do? Dreams are free! "What a hot prospect for a savvy home seeker being so close to Peregian Beach for breakfast, surf breaks and beach walks with the dog," comment Tom Offermann Real Estate agents Zoe Cooke and Michael McComas who are taking the property to auction on Saturday 18 May 2024. "The address is a no-through road, it's close to numerous schools with bus pick-ups at the door, and Noosa Main Beach is 15 minutes away. Sea change and tree change? This really is the best of both worlds." Facts & Features: House Area: 329m<sup>2</sup> Barn: 179m<sup>2</sup> Land Area: 5,013m<sup>2</sup>/.5013ha Pool/Terraces: 10m x 3.5m / 7.6m x 4.2m nth-facing off dining & 7.6m x 2.3m sth-facing off living; both undercover About: terrazzo flooring; raked ceiling height 5.1m; fans/ducted air/aircons; front entry w river stone feature columns & pond; timber framed & glass paned front door; open plan living & dining w fireplace + river stone-fronted bar; office near entry; study space w custom desk; 6 bedrooms; house w 5 carpeted incl premier suite w WIR & ensuite; 4 w share bathroom incl stone fronted bathtub & powder room Kitchen: galley-style w cream stone-topped white 2-pac cabinetry incl 4m island breakfast bar; walk-in pantry; Glem ovens & 5-hob gas cooktop; Smeg dishwasher American-style barn w mezzanine bedroom(s), bathroom/laundry, studio, living/dining/leisure w bar/kitchenette & corrugated feature walls Exterior: 13.5kW solar; bore w pump; 3x25,000L water tanks; 3-cartridge triple filter + UV blaster to house + barn; Enviro waste management system; Taylex treatment plant; NBN installation added from road to house; gardens w ghost gums & eucalypts; poinciana, cycads; golden cane palms around pool; above ground vegie beds Location: quiet no through road w park & play equipment; 5mins to Peregian Beach; walk around the Lake Weyba tracks connecting to Noosa River; cycle through Noosa National Park to Peregian Beach for breakfast, surf breaks & beach walks; 15 minutes to Noosa Main Beach; 15 minutes to airport; close to schools.