

# 9 Surfside Court, Sunshine Beach, Qld 4567

## House For Sale

Friday, 19 April 2024



9 Surfside Court, Sunshine Beach, Qld 4567

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 623 m2

Type: House



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## Auction

Think harmonious connection of a first-class location, in a totally private cul-de-sac of eight residences, abutting the Noosa National Park, a 180-degree outlook of the glistening white-water Coral Sea, being two minutes to the lustful white-sand beach, and if that's not enough how about enjoying a stunning view from every room? What an idyllic backdrop to a boutique getaway and a premier address for beach as well as nature lovers, the residence blends thoughtful design with a dreamy Sunshine Beach lifestyle. A striking modernist streetscape, statement pandanus, giant cycads and heliconias in the front garden, and a residence which obviously focuses on the ocean outlook whilst embracing definitive flair, arouses excitement. Open the timber and glass front door, look ahead and the reason becomes obvious. The prodigious open plan living and dining areas have disappearing doors on three sides, morphing from inside to the expansive terraces, while natural light shadow dancing over the honey-hued timber flooring adds a big splash of sunny attitude to the totally relaxed, barefoot luxury. Let's not forget those views to sigh for, cool salty breezes thanks to banks of louvres and plantation shutters, plus alfresco options aplenty for keen entertainers or simple family fun and casual lunches. The perfect accompaniment is of course the very chic kitchen with stone-topped cabinetry including semi-island breakfast bar, walk-in pantry with heaps of storage, high-end Miele appliance, an ingenious glass splashback albeit almost a wall of sliding doors, kitted out to store glassware. Steps from the northside terrace, similarly the lower level, lead to the private north-facing luminescent pool with aqua mosaic tiles, accoya timbered sundeck, adjoining undercover terrace wrapping the eastside, also lush sub-tropical gardens. Imagine the Noosa National Park on one side, an oceanic panorama right in front and waking to birdsong and the sound of waves breaking on shore from the premier king bedroom suite. It opens to the main terrace and super sunrises, has wispy sheers, a walk-in robe with glass-fronted doors, white tiled bright ensuite with double rain head showers and stone-topped cabinetry. There are five bedrooms in total. Three bedrooms on the top level have built-in robes, two have amazing national park and Coral Sea views and all share a bathroom. The fifth bedroom on the lower level has storage, an ensuite and access to the pool, terraces, and sun deck. The laundry accesses a drying deck, and the garage has a storeroom. Live in Sunshine, sink toes in the sand in two minutes; swim the sea, drink in smashing views and fresh salty air and love the serenity. What's not to love?" It's located at the prestigious Noosa National Park end of Sunshine Beach, less than 100-metres to sand, surf, and the dog friendly off-leash dog beach," enthuse Tom Offermann real estate agents Nic Hunter and Tim McSweeney, who are taking the property to auction on Saturday 1 June 2024. "There's no denying the breezes are cool, the view of the Coral Sea is hot, and the air intoxicating." This Sunshine Beach lifestyle has never looked so good, especially when you're so close to the sand and the patrolled surfing beach, Sunshine Beach Surf Club and the coffee-central vibrant Sunshine Beach village with its bevy of bars, cafes and boutiques.

**Facts & Features:**

- House Area: 400m<sup>2</sup>
- Land Area: 623m<sup>2</sup>
- Pool/Terraces: 2.1mx7m w aqua mosaic tiled & Accoya timber terrace/lower level 5.8mx1.7m northside w steps to pool + 2.6mx14.5m eastside w custom seating, both undercover; mid-level 2mx8m eastside & 3.7mx5.6m + 9.8mx1.9m southside
- About: 3-levels; 180° Noosa National Park & Coral Sea Views; a view from all rooms; timber & glass entry door; raked ceiling height 4.5m; honey-hued timber flooring incl treads; aircon/fans; VJ internal doors; louvres/plantation shutters; 2-car garage w storeroom + internal access; expansive open plan living & dining mid-level w foldaway doors on 2 sides to terrace; 5-carpeted bedrooms – mid level premier suite opens to main terrace w wispy sheers, WIR w glass-front doors, bright white tiled ensuite w stone-topped 2-basin cabinetry & dble rain head showers; 3 bedrooms top level w BIRs, 2 w massive views, bathroom w 2-basin cabinetry; 5th bedroom/leisure space w storage, ensuite + access to pool & terraces
- Kitchen: C-shaped w stone-topped 2-pac pastel cream cabinetry incl 3m semi-island breakfast bar; walk-in pantry; Miele oven, 4-hob gas cooktop; integrated dishwasher; AEG convec/micro; glass splashback/sliding doors to shelving; soft close drawers
- Exterior: rear private pool w accoya timber sundeck, umbrellas; tropical gardens w pandanus, heliconias, cycads
- Location: 120m to Sunshine Beach dog friendly beach & Noosa National Park Access (northern part); boardwalk along Dolphin Bay Drive to Noosa National Park entrance; short walk to patrolled surfing beach, Surf Club & Sunshine Beach village w eateries, bars & boutiques