

# 13 Attunga Heights, Noosa Heads, Qld 4567

COASTAL NOOSA

## House For Sale

Sunday, 23 June 2024

13 Attunga Heights, Noosa Heads, Qld 4567

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Rick Daniel

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## Auction

Auction Location: 13 Attunga Heights, Noosa Heads Nestled on exclusive Noosa Hill, Attunga Heights is strategically zoned medium density residential presenting a rare opportunity to own a Noosa Heads residence with direct access to Hastings St, Main Beach, and Laguna Bay via a picturesque rainforest pathway. Pristine beaches are a mere 5 minute walk from your front door, as is the vibrant village of Noosa Junction. This exceptional offering is made even more unique by the fact that such properties rarely come onto the market. Unlock the full potential of this 506sqm block. With its unique topography and multiple redevelopment opportunities, the sky's the limit for creating a bespoke sanctuary that celebrates the surrounding landscape. (STCA) As you envision your dream home, imagine transforming the property into a masterpiece that harmonizes with the natural beauty of its surroundings. Sitting in a golden triangle of beach, rainforest and river, with council approval, you can unlock stunning vistas from multiple angles. Picture yourself savoring the serenity of your elevated deck as morning light creeps over the hills, casting a warm glow over your outdoor oasis. Envision warm summer evenings spent hosting gatherings under the stars, as the sun dips below the horizon in a blaze of glory. This is your chance to craft a lifestyle that's as unique as you are, where every moment is infused with the beauty and tranquillity of nature. Alternatively, you can hold onto the property for future growth, knowing that a long-term tenant is currently in place. The current residence is a charming beach home, boasting timber floorboards, spacious bedrooms, vintage inspired bathrooms, additional lower level multi-purpose rooms and a functional laundry area. The kitchen is equipped with ample bench space and storage, seamlessly connecting the indoor and outdoor living spaces. This generous outdoor space is perfect for families to enjoy quality time together, and its flat backyard offers endless possibilities for outdoor play and recreation. Imagine adding a sparkling pool to create the ultimate entertaining space! Additional features include two undercover parking spots and off-street parking, a rarity in this sought-after location. Key highlights include: 506sqm block zoned for "Medium Density" residential development A prime redevelopment, renovator's or investor's dream. (STCA) Build your dream home, duplex or multiple dwelling development (STCA) The canvas to capture enhanced picturesque views Prestigious Attunga Heights Noosa Hill address Direct access to Hastings St, via rainforest pathway Flat backyard perfect for outdoor play and recreation Multiple undercover deck areas ideal for families Symmetrical block with approx 20m frontage and 25m depth Council rates approx \$2,200 half yearly. For further details and to arrange an inspection, please contact exclusive marketing agent Rick Daniel on 0411 737 767 Disclaimer: This property has been digitally staged with virtual furniture for visualisation purposes and concept house design images that would be subject to Council approval. Drone image ,4th in photo reel depicts a potential view from a potential redevelopment. (STCA)