

**261 Edwards Street, Sunshine Beach, QLD, 4567**



**House For Sale**

Sunday, 8 September 2024

261 Edwards Street, Sunshine Beach, QLD, 4567

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Charming Cottage in Sought After Location

Nestled in the heart of the sought-after Sunshine Beach area, 261 Edwards Street is a charming cedar cottage that effortlessly combines classic appeal with modern conveniences. This inviting home, is ready to offer its new owners a blend of comfort, style, and prime location.

The location of this property is nothing short of exceptional. Sunshine Beach is renowned for its picturesque coastline, and this home puts you right in the heart of it all. Whether you're an avid beachgoer, a surfer, or simply enjoy the laid-back lifestyle, you'll appreciate the easy walking distance to the beach, surf club, and Noosa National Park. For those with a busy schedule, the proximity to Sunshine Beach shops, the aquatic centre, and Noosa Junction – just a few minutes away – makes daily errands and leisure activities a breeze.

Inside, 261 Edwards Street boasts a range of modern features that cater to contemporary living while preserving its classic charm. The lounge room is equipped with a near-new air conditioning unit, still under warranty, along with a split system upstairs, ensuring your comfort year-round. The kitchen benefits from a near-new dishwasher, also covered by a warranty, making meal clean-up effortless. Downlights and spotlights adorn the lofty high ceiling spaces with beautiful cedar windows and doors that allows cool sea breezes to flow through, complementing the home's comfort.

The property sits on a generous flat block of 594 square meters, providing ample space for future enhancements. Whether you envision adding a pool or expanding the existing home, the options are endless. The good-sized undercover rear patio and large front deck offer versatile outdoor living spaces, perfect for entertaining or simply enjoying the beautiful Sunshine Beach weather.

The double lock-up garage includes an extra storage nook at the rear with power, catering to all your storage needs and hobbies. This feature adds another layer of convenience and practicality to an already impressive property.