

**4 Cloudsley Street, Noosaville, QLD, 4566**



**House For Sale**

Friday, 16 August 2024

4 Cloudsley Street, Noosaville, QLD, 4566

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Luke Chen

0417600840

## Demolish Design Develop Conquer; 40m to Gympie Terrace & River Foreshore!

The stellar address is 40 metres to Gympie Terrace and Noosa River's foreshore and after 70-plus years with its modest cottage and forgotten garden, its time to go with opportunity knocking big time, and next level living on the horizon!

No time to suffer the fear of missing out, just seize the day. This is a real estate tour-de-force bar none, to demolish, develop, design, build and conquer in a first-class location, on a brilliant site, which has one residential block between it and the Gympie Terrace address on the corner.

From the street, imagine perched almost trophy-like amongst landscaped gardens, embracing the full width of the 539m<sup>2</sup> land, a masterpiece of contemporary design with Noosa River views, and naturally subject to Noosa Shire Council approval.

In the meantime, whilst contemplating options including land banking, the faded 157m<sup>2</sup> cottage with wide arbour'd bottle brush tree in the front, has a living and kitchen space, two bedrooms, balcony/terrace, bathroom with bath/shower plus a separate toilet upstairs. Garaging is under the house.

Look around and note astute purchasers and investors are on the move big time to this much-coveted happening albeit quiet location of Noosaville.

"It is mere moments to café central and the heart of Gympie Terrace," comments Tom Offermann Real Estate agent Luke Chen, who has slated the property for auction on Saturday 14 September 2024, adding "as well as the meandering pathways which run parallel to the white-sand shore of the Noosa River.

"There are dedicated cycle and walkways along the dog-friendly gazebo-dotted foreshore, and it is always popular for stand-up paddle boarders, kayakers, fliteboarders and leisure boats as well as being home to the Noosa Ferry. The Noosa Yacht & Rowing club is on the doorstep as are some of the coast's best cafes, bars, restaurants and beautiful boutiques."

4 Cloudsley Street Noosaville

Bedrooms 2 | Bathrooms 1 | Car 1

Auction: Saturday 14 September 2024 2pm

### Facts & Features:

- Land Area: 539m<sup>2</sup>
- House: 157m<sup>2</sup>
- About: built 1953; original cottage w casement windows; upstairs w balcony/terrace, living & kitchen, 2 bedrooms, bathroom w bath/shower & sep toilet; garaging under house; front w driveway, wide arbour'd callistemon (bottle brush tree) w elkhorn & rear w tall eucalypt & palms
- Location: 40m to Gympie Terrace & Noosa River foreshore/1 residential block between address & Gympie Terrace; close/central to restaurants, bars cafes incl waterfront, boutiques, Noosa Yacht & Rowing Club; supermarkets, essential services, transport links; shopping precincts; Noosa Ferries each way from Tewantin Marina stopping at riverside jetties to the Sofitel wharf & Hastings Street; riverside park landscaped w gazebos, BBQs, dog-friendly walkways & exercise equipment; businesses incl water sports, fliteboard, SUPboard, boat & jetski hire, cruises, sailing & tennis courts; 3km to Noosa Heads, Noosa Main Beach, Hastings Street, + National Park & Noosa Junction