

40 Pelican Street, Peregian Beach, Qld 4573

House For Sale

Friday, 12 July 2024

40 Pelican Street, Peregian Beach, Qld 4573

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 954 m2

Type: House



Ben Young
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Auction

Auction Location: On Site Nicholl & Young are proud to be showcasing 180° panoramic views from the ocean to the mountains and perfectly positioned on its 953m² block to maximise elevation, light, and outlook; this Stephen Kidd designed tri-level residence boasts a vista that will truly take your breath away, from sunrise to sunset and beyond into the evening, it is pure magic. Built to the highest of standards with suspended concrete slabs between all three floors, it is quite the design masterpiece; and the floor plan is family-friendly providing good separation with the two main levels virtually fully self-contained. Altogether across approximately 335m² the residence comprises formal double doored entry into spacious foyer/living area, four bedrooms (three with ocean views), two new luxury bathrooms plus two powder rooms, two separate lounges, dining, kitchenette/bar, modern kitchen, new timber deck on first floor, two tiled balconies on upper floor plus Juliet balcony off main bedroom, separate laundry, multipurpose room on lower floor with adjoining games room, storeroom/cellar, and double lock-up garage with workshop. The current owners have expended significant capital on improvements including fully terracing and professionally landscaping the huge fenced backyard, re-screwed and repainted roof, installed air-conditioners throughout, upgraded appliances including new Smeg dishwasher and plumbed-in fridge (staying), replaced both bathrooms, and more. Other features include elegant parquet flooring in dining and both lounges, raked ceilings on the upper level, gas cooktop, ceiling fans, custom vanities in both bathrooms, separate bath, dual basins and shower in family bathroom, external access from two of the bedrooms – with the second bedroom opening out to a delightful European style paved courtyard, masses of storage, and an outdoor shower to wash off the sand. With stunning views that stretch down as far as Point Cartwright and Mooloolaba, incorporating Coolool and then sweeping across to Mount Coolool, Noosa National Park and over to the hinterland, there is certainly plenty of 'WOW' throughout. Your visitors will be suitably impressed, and indeed you will never tire of this glorious outlook from the breaking waves to the sun setting over the distant mountains, it is a view best experienced rather than described. Located in one of Peregian's best streets where there have been many new builds, major renovations, and timeless classics; it is just a short stroll down the hill to the surf club and the village for boutique dining and shopping, and less than 10 minutes to private and public schools, 15 minutes to Noosa, and 20 minutes to the airport – it is not only an enviable lifestyle on offer, but also a desirable location to live in and love. The owners have had to relocate to acreage to accommodate their expanding business, otherwise they would never leave; it is a 'keeper' come along and see for yourself, all who inspect are very likely to want to make an offer. Make sure yours is the winner and look forward to living your very best life. Features you will love:- Custom-designed tri-level home on 953m² in premium street- Elevated with stunning panoramic ocean and mountain views- 4 bedrooms, 2 new luxury bathrooms plus two powder rooms- Living areas on each level, kitchenette with bar on first floor- Well equipped kitchen with stone benches, quality appliances- Multiple decks and balconies, including new covered spotted gum timber deck- DLUG + workshop + storage/wine cellar multipurpose space under- Professionally landscaped, terraced backyard – just completed- Air-conditioned throughout, high ceilings, fans, breezes & light- Parquet flooring in dining and both lounges, plantation shutters- Ocean & hinterland views from most rooms and all decks- Well-designed family-friendly living providing good separation- High-end build with suspended cement slab on upper level- Just a few minutes stroll down to the beach & village- Outstanding property in one of Peregian's most coveted streets This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information has been used to the best of our knowledge to ensure that any statements in our advertised material is true and accurate. Verify all details independently before making any real estate decisions. We assume no liability for inaccuracies or damages resulting from the use of our advertising.