

# 89 The Avenue, Peregian Springs, Qld 4573

EASTELL AND CO

## House For Sale

Monday, 8 July 2024

89 The Avenue, Peregian Springs, Qld 4573

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Ben Ernewein

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**Over \$1,700,000**

Boasting private and exclusive 17th fairway access and one of a kind views, updated interiors and a flexible floorplan sets the scene for this exceptional four-bedroom, three-bathroom family home showcasing beautifully connected spaces to live and entertain in a location that inspires the effortless coastal lifestyle Peregian Springs is famous for. Immediately impressive and exclusively private, soaring ceilings introduce and accentuate scale and light within beautifully designed living zones set across two exquisitely presented levels. Curated to enjoy year-round indoor/outdoor connectivity, an expansive open-plan living and dining is complemented by a Caesarstone entertainer's kitchen boasting low-profile modern cabinetry, stainless steel appliances and generous breakfast bar. With glass sliding doors seamlessly connecting the main living space with a purpose-built screened in room, effortless all-weather alfresco entertaining awaits, providing direct access to the inground swimming pool and golf course where a private vantage point offers exclusive views down the 17th fairway. Generous accommodations are set across two levels, with an ultra-private master retreat hosting walk-in robe, full ensuite and a generous living space/parent's retreat. A further three bedrooms are zoned on the ground floor, including a guest bedroom with full ensuite and a central family-sized bathroom with separate shower, bath and WC. Other features of this beautiful home include reverse cycle air conditioning throughout, plantation shutters, 6.6kw solar, awning over pool, 2.7m ceilings, double garage with internal entry and private courtyard set on 500m<sup>2</sup> of low maintenance, established gardens.

**AT A GLANCE**

- Four bedroom, three bathroom private golf course residence
- Updated interiors, effortless indoor-outdoor connectivity
- Private and tranquil easy-care 500m<sup>2</sup> garden allotment
- Direct access and private views of 17th fairway
- Contemporary open-plan living and dining
- Central entertainer's kitchen, stainless steel appliances
- Bespoke screened in room for year-round enjoyment
- Inground swimming pool, easy care gardens
- Generous master suite with retreat plus guest accommodations
- Stunning outlook in an exclusive location

Offering an impressive lifestyle position within the highly sought-after community of Peregian Springs, this property boasts strolling distance to local parks, playgrounds and Peregian Springs Golf Club. Only moments from quality local private and public schooling, vibrant shopping, dining precincts and pristine beaches of Peregian, Coolum and Noosa nearby.