

**Residence 1 / 44 Yaringa Avenue, Buddina, Qld 4575**



**House For Sale**

Monday, 22 April 2024

Residence 1 / 44 Yaringa Avenue, Buddina, Qld 4575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



**ADAM DUNLOP**  
0404880869



**BOBBY OHARA**  
0491946283

## FOR SALE

This chic, brand new duplex, designed by Icon Design and custom-built by Shine Homes, offers elegant, sophisticated beachside living in blue-chip Buddina only 160-metres to kilometres of pristine sand and surf, 450-metres to the dog beach, and walking distance to parks, shopping, dining, Point Cartwright, and more. Across two expansive levels with 3-metre ceilings enhancing sense of space and light; the residence comprises formal entry foyer, three bedrooms, two luxury bathrooms, powder room on ground floor, sleek galley kitchen, two separate living areas, alfresco entertaining overlooking sundrenched inground pool, separate laundry with external access to drying courtyard, and double lock-up garage. High-end fixtures and fittings throughout as well as stylish décor infused with soft, sandy colour palettes very much in symmetry with the coastal surrounds are featured throughout. Ducted air-conditioning, ceiling fans, engineered timber flooring in rumpus, 600mx600m tiles in main living, 100% wool carpets in bedrooms, square set cornices, standalone luxe bathtub in main bathroom, dual vanities in ensuite, Miele appliances, stone benches, soft close cabinetry, outdoor shower, and provision for a lift; are among additional notable features. Designed to facilitate effortless beachside living in impeccable comfort and style, that has appealing aesthetics whilst still providing excellent functionality – there are a number of buyers who will find this residence ultra-appealing, and the location is amongst southeast Queensland's most desirable. Being all shiny and new and built to the very highest of standards – everything has been beautifully finished off, and there is literally nothing to do once you've unpacked but pop the champagne corks and toast your good fortune to have secured your slice of beachside paradise, a place many would love to call home. From here access to major hospitals, university, schools, sporting fields, leisure facilities, boat ramp to Mooloolah River, and more are within a 5-10 minute radius, with the local airport less than a 20 minute drive. Buyers seeking a premium beachside lifestyle – it's right here waiting for you. Summary of Features:-  
- Premium built & custom-designed duplex  
- All shiny and brand new – nothing to be spent or done, just move in  
- Only on street to beachfront – 160m to direct access to sand & surf  
- 3 bedrooms, 2.5 bathrooms, spacious living areas on both levels  
- Sleek galley kitchen with Miele appliances & stone benches  
- Covered patio overlooking private sundrenched inground pool  
- 3-metre ceilings, ducted A/C, quality flooring, provision for lift  
- DLUG, generous storage, outdoor shower, easy-care gardens  
- Literally footsteps to beach + only 450m to off-leash dog beach  
- Walking distance to shopping centre, parks, surf club, primary school  
- Short drive to major hospitals, schools, university, sporting facilities  
- Desirable blue-chip beachside living of the very highest calibre