

**3/11 First Avenue, Coolum Beach, Qld 4573**

COOLUM BEACH REAL ESTATE

**Duplex/Semi-detached For Sale**

Wednesday, 27 December 2023

3/11 First Avenue, Coolum Beach, Qld 4573

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 340 m2**

**Type:**

**Duplex/Semi-detached**



**JOHN RODERICK**

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## Price guide \$2,100,000

Is your dream to live in a spacious modern townhouse in a small boutique complex in an enviable elevated position with ocean blue views and close enough to walk to the sandy beach? Then you need to inspect this near new, fabulous architecturally designed townhouse as quickly as possible. Enjoy this expansive 4 bedroom, 3 bathroom home across 3 levels where the family can spread out. Enter through the impressive pivot front timber door with glass paneling and the first thing you notice is the soaring ceilings of over 4 metres in height. To the right is the bonus lift that can take you to the other 2 levels including straight to the master suite. Ducted air conditioning throughout lets you control the temperature at your fingertips. The ground floor is one of the entertaining areas with an enormous living room with floor to ceiling glass doors opening up to the private swimming pool. Also overlooking the inviting pool is the media room, 4th bedroom and large fully tiled bathroom. Hardwood timber stairs lead to the second level, again with standout high ceilings, is the heart of the home with a spacious functional family kitchen boasting stone bench tops, soft closing drawers and Smeg appliances including an induction cooktop. To complete the kitchen is a dream butlers pantry with lots of extra bench space and cupboards, single sink, perfect for preparation and cleaning up after entertaining your guests. The living and dining area flow out through the floor to ceiling glass sliding stacker doors to the large balcony. Delightful ocean views from this level as well as of Mount Coolum. This second level also has 2 bedrooms each with built in robes & large study. Third floor is a huge king size parents retreat. Wake up to breathtaking 180 degree ocean views every morning. Floor to ceiling glass sliding doors lead to another private full length balcony, with breathtaking vistas, sweeping from Stumers Creek to Point Perry and Mount Coolum. A massive dressing room and walk in robe is every woman's dream. Completing this suite is the fully tiled private ensuite boasting a soaking tub and 2 showers with sensational sunset views over the hinterland. Some further features Low body corporate fees approx. \$2,500 annually Built in 2021, Large 340m<sup>2</sup> apartment Please make an email inquiry to receive an information pack including a price guide.