

SOLD







50, 66 The Avenue, Peregian Springs



## Dual Key Delight in Exclusive Enclave

This shiny, brand-new dual key home/duplex on a 652m<sup>2</sup> block tucked away at the end of a cul-de-sac backing directly onto Noosa National Park, in an exclusive gated residential enclave, offers an exceptional lifestyle opportunity in family-friendly Peregian Springs.

Offering easy-care light-filled living across a single level suitable for all ages and stages in life; the duplex consists of 1 x 3-bedroom, 2-bathroom residence with media room, open plan living, wraparound alfresco patio, quality kitchen, laundry, double lock-up garage and fenced grassy courtyard. The second duplex comprises 2 bedrooms, kitchen, living, bathroom, east facing front patio, and single lock-up garage with laundry facilities.

 5  3  3  653 m<sup>2</sup>

**Price** SOLD for  
\$1,100,000

**Property Type** Residential

**Property ID** 2471

**Land Area** 653 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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This would be an ideal purchase for a variety of buyers including extended families requiring genuine dual living, investors seeking attractive returns and depreciation benefits on a new build, as well as downsizers - live in one and rent out the other for income stream.

Being newly built - presentation is pristine and there is nothing to be spent. Features include polished concrete flooring, plush carpets in bedroom and media, low maintenance tiles, ducted air-conditioning in the three-bedder, split system air-conditioning in the two-bedder, ceiling fans, stainless steel appliances, gas cooktop, soft close cabinetry, separate shower and bath in family bathroom (3-bedder), generous storage, and quality fixtures/fittings throughout.

Located within the Park Avenue Residences - residents and their guests have access to resort-style communal facilities including lap pool, spa, BBQ/picnic areas, children's playground, and gymnasium. When not working on your handicap at the neighbouring golf course, lazing on the beach, bushwalking, boating/fishing, shopping, dining out, and generally exploring this magnificent region; you can relax at home in impeccable comfort and style, and make full use of the onsite amenities.

It's only 450-metres to the picturesque Avenue Park duck pond, the same distance to a fenced dog park, and just minutes to local public and private schools, supermarkets, cafes, patrolled swimming, surf club, and more. Peregian village hub is less than 10 minutes' drive, it's only 12-minutes to Coolum Beach, and 20 minutes to Noosa in the north and the Sunshine Coast Airport in the south.

Vacant and ready to rent out or move straight into and enjoy the good life in this most desirable coastal suburb; this is an investment in lifestyle and capital gain that keeps on giving...

- Brand new quality built duplex/dual key residence

- 5 bedrooms, 3 bathrooms, 3 living areas, 2 kitchens
- Wraparound alfresco patio, grassy fenced garden
- Ducted & split system A/C, ceiling fans, stylish interiors
- Could suit extended families, investors, downsizers
- Exclusive gated community with onsite resort facilities
- Walk to golf, local parks including dog par & duck pond
- Minutes to premium schools, shopping, beach, dining
- Invest in desirable easy-care living & strong capital gain

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*