



## It's All About Lifestyle and Space!

- \* Elevated 1502m2 block with Wide Street Frontage and Side Access
- \* Large 2 Bay Shed Wired for 3 Phase Power
- \* Tropical, Lagoon Style Inground Pool

Rob and Racheal of Robert James Realty present to the market this lovely home with sprawling street presence at 3 Nugan Court, Tewantin. A quiet cul-de-sac location surrounded by well-maintained, up market homes and great neighbours. The purchasing process of this property is via Openn Negotiation as an Online Auction - An Auction with conditions accepted.

This modern home sits perched on an elevated block in a friendly Noosa Banks no through road where it catches all the natural breeze and light. Consisting of 4 large bedrooms, 2 bathrooms (ensuite and main) plus a powder room. The master suite with walk-in robe and oversized ensuite is perfectly located at one end of the home with two bedrooms and main bathroom to the other. The fourth bedroom is to the front upon entry - handy if needed as a study. This home is perfect for buyers

## Under Offer!

**Address : 3, Nugan Court, QLD, TEWANTIN, 4565**

**Area : 1502 per sqm**

**Bedrooms : 4**

**Bathrooms : 2**

**Car Space : 4**

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**Type : House**

**<https://www.robertjamesrealty.com.au>**



s who are looking for space, peace and privacy, within easy access to Tewantin and local schools.

This well presented and maintained home maximises space, light and visual impact with tasteful tones, contemporary touches, vaulted ceilings in the living area and an abundance of glass windows and doors across throughout. The layout provides a large open plan living / dining / kitchen area as the hub of the home. The well-equipped kitchen has ample cupboard and bench space, overlooks the dining area that flows out to the covered patio which runs across the rear of all living areas, setting the scene for stylish alfresco entertaining and relaxed outdoor living. The delightful outlook from all living spaces and the patio is the established tropical landscaped gardens and the beach style pool where you can spend hours enjoying your evenings.

There is accommodation for 2 cars in a spacious remote-control garage with internal access and a further two cars in the rear 2 bay shed. Wired for 3 phase power however not yet connected. Further features include ducted air conditioning, solar panels, fans, security system, an abundance of storage, a fully fenced, private yard with side access, garden shed, veggie gardens, electric HWS, roof insulation and a welcoming water feature. Plenty of room for all the family to spread out.

Noosa Banks is surrounded by National Park and State Forest. Visiting kangaroos and koalas are often seen. A short stroll to the local picnic area by Cooroibah Creek where the fishing is ideal, and you can launch your tinnie, canoe or kayak. Town water and sewerage and only 5 mins to town, this is certainly the place to be! Go to <https://www.openn.com.au/> and register to Bid For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact Rob or Racheal immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

\* Whilst all care is taken with information given on the property, Robert James Realty does not warrant any planning or council approvals and buyers are encouraged to do their own council searches.