



## IMMACULATE HOME IN “PARKVIEW” BOUTIQUE GATE

Located in a modern gated community of just seven homes is this amazing home, with a floor plan that makes the most of the bush reserve backdrop, with big open living area's, entertaining patio's, back timber decks all having this amazing aspect of various fauna and flora.

As you walk inside the home you are welcomed by the feel of big open spaces, 9ft ceilings, lots of glass with visual aspect out to your private back garden & the bush reserve.

The main living area is spacious, then walk through to the kitchen with stone bench tops, a large island bench, having a generous area to prepare meals while the family/visitors sit up at the island bench to have a chat & a drink.

Kitchen flows onto dining, family room and all this area has wonderful vaulted soaring ceilings allowing in lots of natural light. Family room has sliding doors out to the back deck for those long leisurely breakfasts or BBQ's. Off the kitchen & dining are more sliding doors ( there is also access from t

## UNDER OFFER

Address : 4/19A, Sunrise Avenue, QLD, TEWANTIN, 4565

Bedrooms : 3

Bathrooms : 2

Car Space : 2

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Type : House

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the main living area) out to a huge built-in patio/sunroom for when you are after some shade and can still entertain when we have inclement weather. From the enclosed patio there is access to another timber deck with retractable awning which becomes another area to escape to with a good book and an afternoon snooze. So many enjoyable spaces to relax and entertain in this home.

Enter the air-conditioned main bedroom suite through double timber doors, (positioned away from the other bedrooms) with a great ensuite, large deep bath to soak in, double vanities, separate loo (a must!!), roomy walk-in robe with 2 entries. |Wake up in the morning to peace & quiet with the main bedroom having the tranquil aspect out to the backyard and bush reserve.

The second and third bedrooms are generous in size, with built-ins, ceiling fans, and easy-care white plantation shutters.

Positioned at the front of the house is the study/office with a built in desk and lots of storage. Air-conditioning in living area's, ceiling fans throughout, solar hot water, above ground veggie garden beds, rainwater tank.

Double garage with internal entry, plus direct outdoor access & extra cupboard space.

This property is exceptional, in great condition, secure gated community, proximity to Noosa River only approx. 450 metres, walk to the river via leafy walkways. Short stroll to Noosa/Tewantin Marina and enjoy a wonderful selection of restaurants, cafes, boutique shops, live music at the Wine Bar in the weekends. Catch the Ferry from here up to Hastings Street, enjoy the best of everything in this area.

Tewantin Village just minutes away with every amenity you need, doctors, supermarket, chemists, bottle shop, etc. etc. Noosa Hospital just around the corner from Sunrise avenue.

If you are after privacy, peace and quiet you will love this property.