

# FOR SALE

## TALK ABOUT LOCATION !!!!

If you're a lover of great coffee, authentic international cuisine and a bubbling atmosphere then this townhouse and locale is for you and your family. Did I mention Noosa Hastings Street, Main Beach, Bus and Ferry terminals are only a 5 minute stroll from your front door?

Nestled on a leafy cul-de-sac street and set over two levels, the owner has the choice to sunbathe in the late afternoon at the inground swimming pool or to enjoy a drink in the living area, watching the sun setting over the vista of the Noosa River with local mountain backdrop.

The home does offer the buyer an opportunity to simply move in and enjoy or to renovate and maximise its full potential. On the surface though, it's solid, well-built and doesn't need a finger lifted. It's a home that can withstand the bumps and bruises of life without the need to panic over a mark on the paintwork. It's what I call a non-pretentious family abode in Noosa!!

A fully enclosed courtyard welcomes you into the home, leading to an oversized master bedroom with a leafy outlook and a second bedroom close to the entry area. Both are serviced by a combined Bath/Laundry room.

Moving upstairs you find the bright and airy living areas, the kitchen featuring cathedral ceilings and the most beautiful outlook. Beyond the open plan lounge & dining area you are attracted to the very large balcony overlooking the pool area.

Air-conditioning ensures a most comfortable atmosphere in any weather. Complete with a split level design offering River and Hinterland views appealing to Buyers seeking a serene yet convenient lifestyle.

- Open plan living and dining flowing through to balcony with lush green streetscape
- U-shaped functional Kitchen
- Two bedrooms on ground level
- Funky bathroom with bath, integrated laundry, separate toilet
- Light filled, air conditioning, ceiling fans, cathedral ceilings
- Well maintained, low body corporate, extra-large lock-up garage and storage
- Quiet locale, walk to shops, transport, Noosa river ferry terminal, cafes and restaurants

2 BED | 1 BATH | 1 CAR

### PRICE:

Offers over \$650,000 invited

### OPEN FOR INSPECTION:

N/A

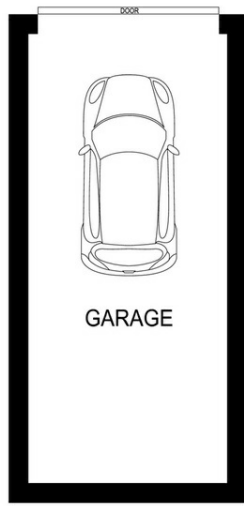


**Sabine Freitag**

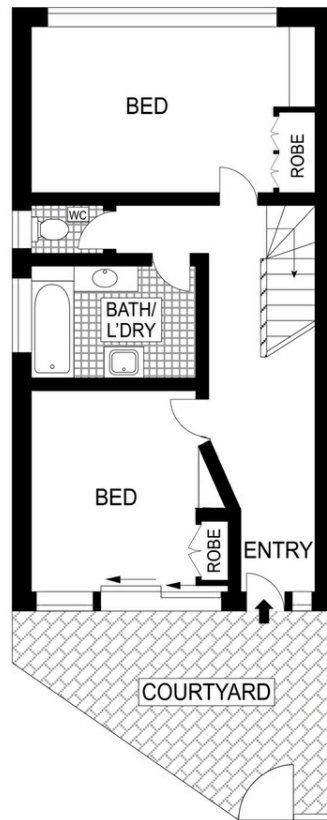
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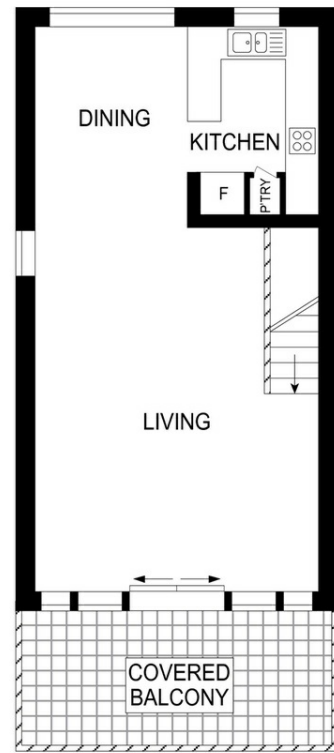
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GROUND FLOOR



FIRST LEVEL



SECOND LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 146 m<sup>2</sup>  
EXT: 29 m<sup>2</sup>

1/7 Attunga Heights, Noosa Heads



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.