

Sold



13 Iluka Link, Noosaville



## Prime Noosa River Position

This property represents a rare opportunity to break into an exclusive Noosaville riverside enclave. Packed with potential this property could serve those looking to immediately move in, renovate the spacious pre-existing home, or redevelop the substantial block.

This sturdy brick and colourbond home is orientated on an expansive 782m<sup>2</sup> block that has been delightfully landscaped for ultimate privacy. The wide bay-style windows in the front study imbue the entry way with an ample amount of natural light. This room easily flows on to the lounge, which offers glimpses of the well maintained backyard and pool area - opening up the space further.

Ideally designed to make the perfect family home, this property boasts three substantial bedrooms. Each room is well equipped with large closets, with the master bedroom offering his and her robes. This is further complemented by the open plan kitchen / dining room layout, which facilitates family means and shared entertaining experiences.

3 2 2 728 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	72
Land Area	728 m <sup>2</sup>

### Agent Details

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For ease of living the main bathroom is separated from the toilet. For year-round comfort this property offers the necessary ducted air conditioning throughout.

The ranging backyard makes the perfect entertainment space. With an undercover pergola area well positioned to capture late afternoon sun and look out across the pool - this home is guaranteed to be the next family occasion hot spot.

The large two-car garage means you will have space for all of the water-centric toys you are sure to acquire living this close to the famed Noosa River and Main Beach.

Located in the riverside precinct dubbed 'millionaires corner', the lifestyle offered by this property is unparalleled. The following popular destinations are easily accessible:

- Noosa River (incl. restaurant and bar precinct): 450m
- Noosa Main Beach: 4.5km
- Noosa Yacht Club: 600m
- Noosa Village Shopping Centre: 1.2km
- Noosa Civic Shopping Centre: 3.2km
- Good Shepherd Lutheran College: 2.0km

Owing to its highly sought after and exclusive position, and untapped potential, this property will not be available long. Contact Monica Quinn at [monica@bluemoonproperty.com.au](mailto:monica@bluemoonproperty.com.au) to arrange your private inspection of this prestige property today.

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