



Unit 2, 15-17 Juan St, Alexandra Headland



ALEX MAIN BEACH – YOUR NEW FRONT YARD

The Bluff, The Headland, The Corner ... all are some of the Sunshine Coasts best surfing spots on the nearby sands of Alex Main Beach. Many people visit these famous surfing spots each year just to say they have surfed the headland. Others will lunch at the famous Alexandra Headland surf club and look out over the ocean as they enjoy a restaurant quality meal. Imagine owning your very own modern hideaway in the tightly held gated development known as BY THE BEACH. (Locals will know this property by reputation, if you live out of area please feel free to google "Juan Street, By The Beach" to see just how close to the sand you are!)

With a focus on quality and simplicity the elevated open plan living areas are the central point of all entertaining. Located on the upper level of the 2 story beach home there is also a well placed outdoor deck where family gatherings can retreat in shelter and privacy, whilst enjoying a corridor view of the ocean. Two large bedrooms on this level have dual access to the spacious main bathroom. On the lower level a third bedroom with its own ensuite can be found, and whilst it is unfair to describe this place as dual occupancy, the downstairs set up does have its own living room and is perfect for the mature aged family member who needs their own privacy.

Features to be admired ...

- Low Maintenance timeless residence with an irreplaceable beachside

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Price SOLD for \$890,000
Property Type Residential
Property ID 3097

AGENT DETAILS

Indiana Voss - 0404 155 581
 Justin Voss - 0400 822 069

OFFICE DETAILS

Main Beach Mooloolaba
 Unit 1 24 Brisbane Rd Mooloolaba
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location

- Stylish modern colour palate both inside and out with earthy tones
- Lower level Master Bedroom adjoins stylish ensuite providing separation for guests or extended family
- Warm natural timber floors feature in upstairs kitchen, dining and living areas
- Classic functional floor plan that is sensible and ensures comfortable easy living.

Features to be adored ...

- One of only six beach homes located in the secure gated retreat known as BY THE BEACH
- There is a private entry for pedestrians by way of gated entry, and residents enjoy the security of remote access through a security gate
- This beach house has a spacious double garage with additional parking available
- The body corporate set up ensures a low maintenance lifestyle for the lucky owner of this property. There is a small grassed area and courtyard on the lower level but you will not be a slave to the gardens here. Not as long as the beach is nearby. Spend your free time relaxing on the sand rather than mowing lawns.
- Front row position overlooking Juan Street ensures all day sun and natural warmth

This is a location where shoes are optional, thongs will do just fine. Whilst the surrounding real estate can command prices in excess of \$2 million the beach house will be sold for less \$1 million. This provides the best lifestyle the coast can offer at an entry level price. We know the beach will become your home away from home, but when you do return to 15 Juan Street you will relax, unwind and feel very, very happy. Make the call today to book a private viewing.

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