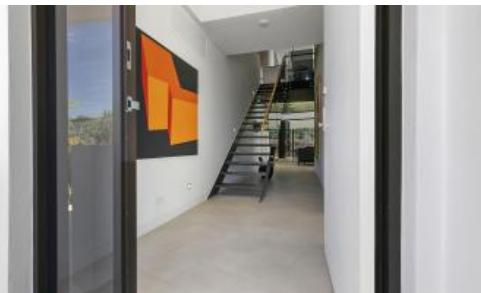


Sold

4 Cottonwood Ct, Noosa Heads



ARCHITECTURAL MASTERPIECE

Striking architectural lines and refined elegance combine to create a subtropical haven nestled in a lush streetscape with a natural bush backdrop. The brilliant white of the external walls contrast with the softening effects of finely detailed timber screens, natural finishes and wood panelling to give a impressive street presence and a truly calming ambience to this stunning home.

Positioned on a corner block with only one neighbour and conservation parkland to the rear, the home is sited perfectly to take advantage of the northern aspect, with the living and kitchen areas orientated to capture the sun. The benefits of this cannot be understated and this feature, as well as the use of double height ceilings, expansive glass and bi fold doors and the open plan floor plan ensure natural light is abundant. Sunlight abounds through the winter months and as summer approaches, the solar passive design provides natural shade and captures the cooling breezes which ensures year-round comfort – a modern take on the traditional Queenslander.

Architects Bligh Voller Nield have blended contrasting textures and finishes through out the home and you don't need to look too closely to see intricate detailing show cased in the meticulous design and finish. The ground floor is

 4  2  2

Price	SOLD
Property Type	Residential
Property ID	70

AGENT DETAILS

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OFFICE DETAILS

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dedicated to luxurious living, with a true open plan design that blends seamlessly to the outdoor living area and pool deck. Two entire walls can be opened with bi fold doors and sliding timber screens can be positioned to filter the abundant natural light and frame the outlook to the conservation reserve to the rear of the property.

The galley kitchen combines function with elegant fashion and included state of the art Gaggenau appliances, a wine fridge and semi integrated fridge. This area looks out to the pool and outdoor entertaining area and links to the built in BBQ, making entertaining easy and a pleasure. As one would expect, the home includes ducted air conditioning, however it is rarely used as the design of the home ensures comfort no matter what the weather.

Upstairs the master bedroom is truly luxurious, with an outlook to the tree tops of the conservation reserve, a stunning ensuite and a dressing room/robe to die for. Spacious second, third and fourth bedrooms open off the landing of the stairs and an open office which overlooks the living room also occupies the upper level.

Located in Elysium Noosa, owners enjoy the benefits of exclusive use of the Rec Club facilities including gym, lap pool, tennis courts and lounge & BBQ area, as well as the immaculately maintained gardens and parkland.

Things we love;

- Extraordinary architectural design by Bligh Voller Nield
- 496m² north eastern corner allotment
- Solar passive design ensures year-round comfort
- Huge extra height ceilings and voids throughout the living areas
- Internal area 364m², external area 167m², total area 507m²
- Dynalite smart wiring system
- Zoned ducted air conditioning
- 6kw solar system, underground water tank

COVID-19 Open House Requirements

As directed by Queensland's Chief Health Office and REIQ, all open homes conducted by Sean Cary Real Estate are to be conducted in a responsible manner and adhere to maximum person limits of 6 people in home (including the agent) at any one time. All person's present must adhere to social distancing requirements of 4m² per person and use the provided hand sanitizer upon entry to the home. We encourage any person planning to attend an open home to register your intention in the days prior to the inspection and ask that vulnerable persons, anyone who has flu like symptoms or is subject to a quarantine order do not attend an open home in order to stop the spread of COVID-19. Thank you for your consideration and assistance.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.