

That's an error.

That's all we know.



















21 Saltwater Avenue, Noosaville



**MASSIVE PRICE REDUCTION**

4 5 3 718 m2

“We built it, We’ve loved it, and now we have no choice but to leave it” The sellers of this iconic Noosa Waters home are providing a valuable and rare opportunity to secure waterfront living in sensible quantities. Rather than build an unusable mansion, the owners employed the services of a nationally recognised architect with a simple brief. The brief was to combine space and style in a private setting using the benefit of the 44 meters of water frontage, so that every room benefited from the view.

Privacy was achieved in abundance and the view from room to room was water. Cooking in the stunning granite kitchen water view. Relaxing in the family room or formal lounge water view. Entertaining guests in the formal dining area water view. Such a clever design could only be achieved with the combination of two important ingredients. Firstly a very unique allotment of land with 44 meters fronting onto the Noosa Canal and secondly an extremely talented architect by the name of Marco Linardi. The sellers are set to go, and have a sensible approach to price having acknowledged that some buyers may fall in love with the design and be super excited about the location, but want to add their own touch in décor. This is a negotiation that will have plenty of upside for the buyer so please phone for a private viewing.

**FEATURES**

- Linardi Design Home on 718m2 of water front land
- Secure access from remote gate and security fence
- Timeless entry statement with glass curtain showcasing stunning entry foyer
- Lower level designed with master suite and spa bath over looking the water
- Granite kitchen adjoins breakfast area with outdoor eatery via sliding glass doors
- Formal dining area and separate living room or media room
- First level comprises of guest accommodation and 3 bedrooms
- A third sitting room or children’s play room located upstairs
- 3 kilowatt 16 panel solar electricity installed
- Ducted vacuum and split system air conditioning
- Private jetty perfect for reeling in an abundance of Mangrove Jack or Trevally

Contact us today on 07 5445 6500 to arrange your private inspection.

*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*

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2139
<b>Land Area</b>	718 m2

**AGENT DETAILS**

Indiana Voss - 0404 155 581

**OFFICE DETAILS**

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD, 4556  
 Australia  
 07 5445 6500



*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*