




4/15-17 Juan Street, Alexandra Headland

## Best Value Property In Alexandra Headland

Positioned in the highly sought-after Golden Triangle of Alexandra Headland, this residence offers an enviable coastal lifestyle paired with strong long-term growth potential. Opportunities this close to the beach are tightly held and rarely come to market, making this a standout chance to secure a premium address in one of the Sunshine Coast's most desirable pockets.

"By the Beach" is an exclusive boutique complex of just six residences, ideally located only one street back from the sand. Enjoy easy access to vibrant local cafés, restaurants, the iconic Alexandra Headland Surf Club, and the Sunshine Coast CBD. This well-appointed home delivers generous proportions and an exceptional beachside lifestyle.

Privately set back within a secure gated complex, the home offers peace, privacy, and practicality. The open-plan kitchen, living, and dining area flows effortlessly to both a front balcony and a secluded rear courtyard, creating the perfect setting for entertaining while capturing refreshing ocean breezes all year round. The lower level also includes a study nook, laundry, and powder room, all seamlessly connected to the outdoor space.

3  2  2 

**FOR SALE**  
\$1.3m+

**VIEW**  
By Appointment

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 **LJ Hooker**

Thoughtfully designed across two spacious levels, the home provides a scale rarely found in beachside townhouses. The expansive living zones are filled with natural light, enhanced by the seamless indoor-outdoor connection. A dedicated study nook offers the ideal work-from-home setup or quiet retreat, adding flexibility to the floorplan.

Upstairs, the master suite features a walk-in robe, additional built-in robe, private ensuite, ocean glimpses, and its own balcony. Two further well-sized bedrooms, each with built-in robes, are serviced by a central bathroom complete with a bath, along with a separate toilet for added convenience.

#### What We Love:

- Boutique, pet-friendly complex of only six homes
- Ocean outlook with refreshing sea breezes
- Approx. 50 metres to the beach
- Light-filled open-plan living, dining, and kitchen
- Master retreat with ensuite, walk-in robe, and private balcony
- Two north-facing outdoor areas for entertaining or relaxing
- Ducted air-conditioning and ceiling fans throughout
- " Low-maintenance design ideal for coastal living
- " Easy stroll to the surf club, cafés, and local dining

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#### MORE DETAILS

Property ID	35XHYY
Property Type	Townhouse
Land Area	228 m2
Including	Ducted Cooling Ducted Heating Toilets (3) Balcony Built-in-Robes Secure Parking Liveability

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(Floor Plan For Illustrative Purposes Only)

Scale in metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist, [www.thefloorplanspecialist.com.au](http://www.thefloorplanspecialist.com.au)

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**APPROXIMATE AREAS**  
 INTERNAL AREA : 145 m<sup>2</sup>  
 EXTERNAL AREA : 30 m<sup>2</sup>  
 GARAGE AREA : 33 m<sup>2</sup>  
 TOTAL AREA : 208 m<sup>2</sup>

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