



2/57 Augusta Circuit Peregian Springs QLD
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Date available: 24 April 2026

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Contemporary Comfort in the Heart of Peregian Springs

Positioned within one of Peregian Springs's™ most established and tightly held pockets, this beautifully presented residence offers a lifestyle of calm, connection and everyday ease. Framed by greenery and backing onto the golf course, the home feels peaceful and tucked away, yet remains only moments from schools, shops, the beach and the wider Sunshine Coast lifestyle so many are drawn to.

From the moment you arrive, there is an immediate sense of space and simplicity. The setting is quiet, the proportions are generous, and the home has been designed in a way that feels both practical and welcoming. It is a property that understands family life, balancing comfort and function with an easy indoor-outdoor flow that makes daily living feel effortless.

Inside, natural light moves beautifully through the interiors, enhancing the fresh, contemporary feel of the home. Tiled living areas offer durability and a clean finish, while the carpeted bedrooms introduce warmth and softness where it matters most. Ducted air conditioning, ceiling fans and security screens throughout add to the comfort, allowing for year-round liveability in every season.

At the centre of the home, the kitchen, dining and living spaces come together in a way that invites connection. The

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kitchen is well appointed with stainless steel appliances, a gas cooktop and ample storage, perfectly positioned to remain part of the conversation whether you are preparing meals, helping with homework or entertaining friends. These open plan living zones extend seamlessly to a large covered outdoor patio, creating a natural transition between inside and out and offering the kind of extra living space that becomes part of everyday life.

Beyond, the backyard is fully fenced and wonderfully private, with a leafy outlook that backs onto the golf course, bringing a sense of openness and tranquillity rarely found in suburban living. It is a setting that will appeal to families, to those who enjoy spending time outdoors, and to anyone seeking a home that feels grounded, relaxed and connected to its surroundings.

Accommodation has been thoughtfully arranged to support both privacy and flexibility. The master suite is positioned on the upper level, creating a peaceful retreat away from the rest of the home. With its ensuite, elevated ceilings and generous proportions, it is a space that feels quiet and removed, ideal for unwinding at the end of the day. Downstairs, the remaining bedrooms are well sized and serviced by a central bathroom, while a dedicated study nook provides a practical work from home zone or a place for focused study.

An oversized double lock up garage completes the offering, adding valuable storage and secure parking for vehicles, bikes, golf equipment or the everyday essentials that come with family life.

Property features:

- Unfurnished
- Three bedrooms
- Two bathrooms
- Dedicated study nook
- Fully fenced yard backing onto the golf course
- Open plan living and dining
- Large covered outdoor entertaining area
- Stainless steel appliances with gas cooktop
- Ducted air conditioning
- Ceiling fans and security screens throughout
- Tiled living areas with carpet to bedrooms
- Oversized double lock up garage
- High ceilings enhancing light and space

What makes this address especially compelling is the lifestyle that surrounds it. Augusta Circuit sits within easy reach of St Andrew's Anglican College and Peregian Springs State School, making the morning routine refreshingly simple. Peregian Springs Golf Club is nearby for those who enjoy an active lifestyle, while Coles Peregian Springs and local specialty stores place day to day convenience just minutes from your door.

When the weekend arrives, the best of the coast is within effortless reach. Peregian Beach and Coolum Beach are only a short drive away, offering morning swims, coffee by the ocean and long afternoons spent in the salt air. With the Sunshine Motorway close by and the airport conveniently accessible, this is a home that delivers both serenity and connection in equal measure.

PLEASE NOTE:

To ensure your inspection of this property, you must register. If you do not register, the inspection may not be confirmed. By registering you will be automatically advised of any changes, updates or future inspections. Name, mobile phone number and email details are required so we can get in contact with you with any changes.

To register for an inspection, you can access the appointment page direct from this listing and then by clicking the Request an Inspection Time or Book an Inspection Time icon.

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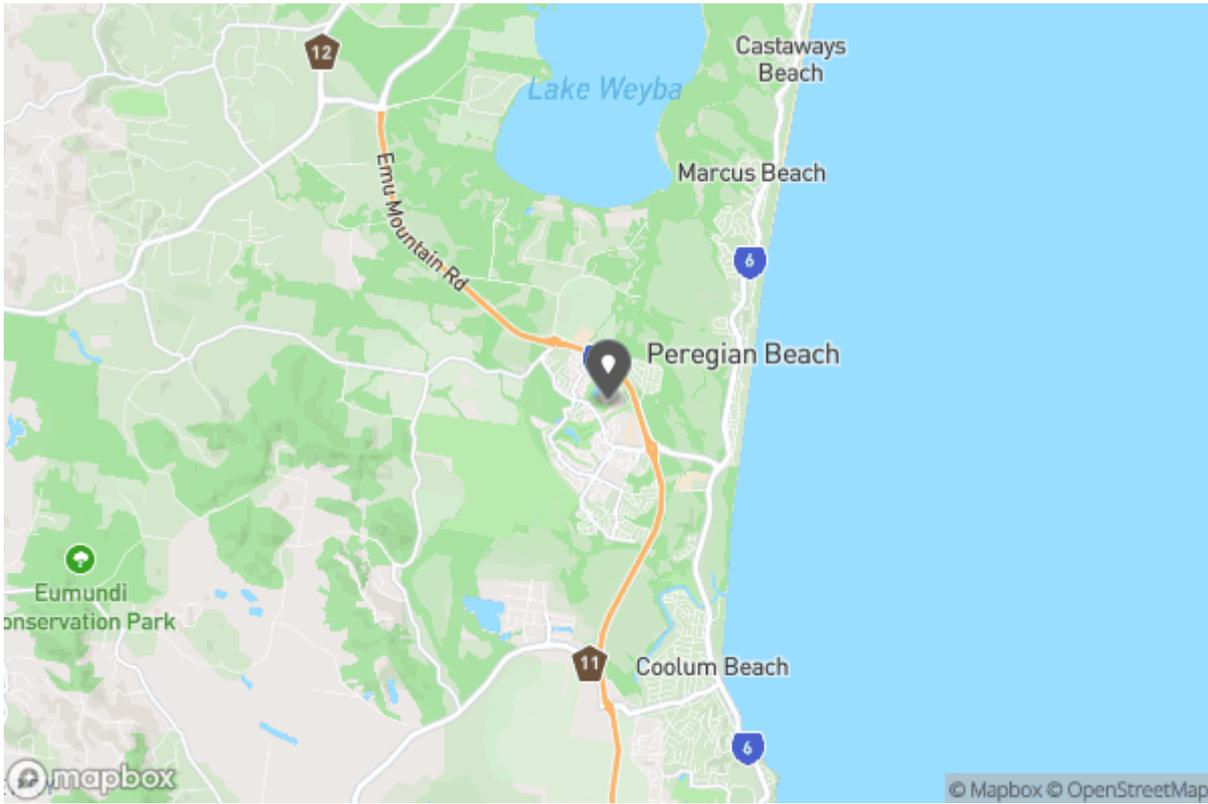
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Location Map





Don't forget to confirm your inspection by SMS or email

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You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

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<https://2apply.com.au/Property?agentID=UtopiaRentals&uniqueID=IRE5123731>

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