

Sold

91 Coral Sea Dr, Pelican Waters



## IMMACULATE NEW FAMILY HOME

Beautifully located at Pelican Waters on the Southern Extremity of the Sunshine Coast, with easy access to Brisbane, is this immaculate family home.

We love everything about this Designer home and welcome your enquiry!

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Price	SOLD for \$1,260,000
Property Type	Residential
Property ID	10525

### The Home

- Less than 12 months old and still under warranty.
- High Square Set Architectural ceilings to entire home
- Fully insulated external walls and ceilings
- Generous lighting and power point plan
- Low Maintenance Brick and Tile Construction
- Skillion Roof and raked ceiling to the family and media rooms
- Large wall mounted Television to Family Room
- Private rear Outdoor Alfresco.
- Fully Ducted Air Conditioning throughout the home
- Fans to all living zones and bedrooms
- Zone specific with 4 distinct areas
- Centrally located modern Designer Kitchen

### AGENT DETAILS

Trevor Jones - 0488 999 156

### OFFICE DETAILS

Mooloolaba  
Unit 1 24 Brisbane Rd Mooloolaba,  
QLD, 4557 Australia  
0754456500



- Stone Benchtops to Kitchen, Ensuite, Bath and Powder Rooms
- Chefs' oven with 900mm gas cooktop and concealed rangehood
- Spacious Walkin Kitchen Pantry
- Generous Fridge Bay with Built-in Water Connection
- Quality tapware throughout including adjustable kitchen fitting
- 4 good sized Bedrooms with Built-in Robes
- Master bed has Ensuite and WIR.
- Bathroom with Separate Toilet in the Powder Room
- 600mm tiles to living and wet areas, carpet to bedrooms
- Laundry complete with overhead cupboards and Linen Press
- Double Lockup garage
- Fully fenced and landscaped outdoor settings
- Gas Hot Water Service

### **The Site**

- Situated on Pelican waters Island, surrounded by water
- 400m2 of level, useable, land
- Small, well-established, owner occupied neighbourhood
- Surrounded by quality homes
- Parks and playground at the top of the street
- Outdoor Gym Equipment and Basketball Courts
- Views to the Canal.
- Town water, sewer and underground power
- Efficient NBN and Internet Connections

### **The Location**

- Quiet enclave on the southern side of the Sunshine Coast
- Walkers paradise with walking trails and flat paths
- Metres from Pelican waters Marina and Supermarkets
- Pelican Waters Tavern close at hand
- Petrol Station within 3 minutes
- Just 5kms to the Caloundra Shopping Centre
- 3km to the shores of Golden Beach
- Under 20 minutes to the Sunshine Coast University Hospital
- A host of public and Private schools to choose from
- Walking distance to the Greg Norman designed Pelican Waters Golf Course
- Easy access to the new Bells Creek Arterial Road heading South
- Just over 1 hour from the Brisbane CBD and International Airport

Contact Trevor on 0488 999 156 to make your enquiry today.

*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.*