



56 Wavell Ave, Pelican Waters



## LAKEFRONT FAMILY HOME SET ON JUST UNDER A QUARTER OF AN ACRE

This is a rare opportunity to secure your own piece of paradise — perfectly positioned on Lake Magellan in prestigious Pelican Waters and just a short stroll to the white sands and calm waterways of the Pumicestone Passage at Golden Beach.

The home is designed to capture the light, embrace the stunning surrounds and offers effortless connection between indoor and outdoor living.

Nestled on an impressive 985m<sup>2</sup> lakefront allotment, this residence captures the essence of luxury coastal living with its uniquely shaped inground swimming pool, expansive backyard, and stylish outdoor entertaining zone framing the spectacular lake backdrop.

Beyond the home's generous lakefront setting, residents benefit from exclusive use of a private tennis court shared among only a handful of neighbouring properties, enhancing the sense of prestige and community that defines this address.

### Features you'll love:

- Stunning water views across tranquil Lake Magellan
- Bright, airy, open plan design with ultra-high ceilings and designed to maximise natural light and water outlooks
- Three spacious bedrooms and two bathrooms, including the master with private ensuite

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|----------------------|--------------------|
| <b>Price</b>         | CONTACT AGENT      |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 11645              |
| <b>Land Area</b>     | 985 m <sup>2</sup> |

### INSPECTION TIMES

Sat 29 Nov, 12:00 PM - 12:30 PM

Sun 30 Nov, 12:00 PM - 12:30 PM

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

Golden Beach  
SHOP 2 50 Landsborough Pde  
Golden Beach, QLD, 4551 Australia  
0418 288 325



- A modern kitchen is located at the heart of home and captures the majestic lake outlook
- Two internal living zones across a functional split-level layout
- An undercover outdoor entertaining and BBQ area overlooking the sparkling pool and scenic backdrop
- Secure remote double garage with internal access
- Ample yard space for an extra vehicle, boat, trailer, or van
- Fenced areas ideal for children and pets to play
- Solar Electricity System
- Shared use of tennis court
- Garden Shed

**What you'll love about the area:**

- Close to Pelican Waters shopping centre, schools and new Marina
- Just minutes to the Golden Beach Shopping Village for your everyday needs
- A choice of boat ramps all close by
- Caloundra CBD just a short drive away
- Approximately 15 minutes to access the Bruce Highway
- Close to the foreshore of Golden Beach Esplanade that is lined with parks, playgrounds and barbeque areas overlooking the water

Only a select few are lucky enough to call this exclusive pocket theirs — and opportunities like this are increasingly rare.

Don't miss the chance to secure a home that offers not just a lifestyle, but a feeling of belonging in one of Pelican Waters' most admired locations.

Feel free to call Steve on 0418 288 325 for further information.

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