







NEW LUXURY BUILD, CLOSE TO THE WATER, OCEAN VIEWS & SIDE ACCESS

The Weir Twins from Blue Moon Property are proud to present 30 Matilda Crescent, Battery Hill, a true standout in coastal living.

Built at the end of 2022 by Dwyer Quality Homes and positioned just a short walk from Dicky Beach, this expansive 390m² residence offers the finest finishes, multiple living areas, panoramic views, side access, and space for up to nine vehicles, all set on a generous 555m² block in one of the Sunshine Coast's most desirable lifestyle pockets. Unlike most properties for sale in the Battery Hill, this is not some 80's/ 90's build that's had a cosmetic renovation, but rather an extremely high-end new build, grand in space, stunning in appearance and low in maintenance.

Property Highlights:

• Master retreat located upstairs with ocean views, oversized walk-in robe, and a luxury en-suite featuring a long shower with four showerheads (2 rain, 2 handheld), Caesarstone vanity with dual basins, and a private toilet • Two additional bedrooms located downstairs, each with access to a two-way bathroom positioned between them, creating a semi-ensuite layout
• A fourth bedroom located upstairs near the kitchen, currently used as a home office, well-separated from the master
• Downstairs bathroom includes built-in bathtub with tiled surround, dual showerheads, matte grey tiles, and luxurious matte black tapware

4 2 2 555m2

Price	SOLD for $1,790,000
Property Type	Residential
Property ID	11665
Land Area	555 m2
Floor Area	390 m2

AGENT DETAILS

The Weir Twins - 0456697350

OFFICE DETAILS

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

throughout
• Two additional powder rooms - one on each level - providing added convenience for guests
• Designer kitchen with a large waterfall-edge Caesarstone island bench, pendant lighting, extra-large feature fans, induction cooktop, premium European appliances, undermount sink, and soft-close cabinetry
• Full walk-in butler's pantry with a secondary oven, microwave, Caesarstone benches, soft-close cabinetry, shelving, and a window with city, ocean, and Mount Coolum views
• Expansive open-plan living and dining area with high ceilings, abundant natural light, and seamless flow to the upper-level entertaining deck
• Large media/cinema room downstairs plus additional downstairs living and patio area
• Split system air conditioning throughout main bedrooms, media room and living areas
• Three-phase power for running high-powered appliances or future workshop potential
• Solar hot water system providing energy-efficient hot water and reducing utility costs
• Raised ceilings throughout the house, premium flooring, and oversized layout create a sense of luxury and space throughout
• Internal laundry with external access and upstairs laundry chute
• Generous double garage with internal access plus a custom walk-through workshop space with power - perfect for a workbench, storage, or home DIY setup
• Gated side access fits up to 3 vehicles, currently accommodating a large Dodge Ram, caravan, and trailer
• Total parking for up to 9 vehicles: 2 in garage, 4 in driveway, 3 in gated side access
• Fully fenced with a tall rendered boundary wall for privacy and security
• Landscaped gardens including a feature pandanus tree, garden beds, veggie patch, chicken coop, and slab with spa (powered and ready with dedicated PowerPoint)
• Pathways surrounding the home provide full weather protection, connecting front courtyard, side yard, and lower-level patio
• Elevated upper deck with sweeping views - Mount Coolum and city lights to the left, Bokarina Beach views ahead, and panoramic ocean views of Dicky Beach to the right. It's breezy, and perfect for outdoor dining or relaxing at sunset
• Lower alfresco area tucked privately toward the back of the property on the ground level, complete with fan and exterior lighting - ideal for rainy day lounging or backyard BBQs
• Front courtyard framed by a mature pandanus tree, tropical garden beds, and a lush, grassed area - a peaceful space to kick a ball, enjoy the greenery, or simply relax in privacy, with flexibility for future use if desired
• Grassed areas for kids and pets, and plenty of room for future enhancements

Prestigious Coastal Location:

- Just a 5-minute walk to Dicky Beach, the surf club, cafes, restaurants, and convenience stores
- 5-minute drive to Caloundra's town centre for major shopping, services, and coastal dining

- 5 minutes walk to local primary school; 10 minutes to Caloundra State High and Caloundra City Private School
- Quiet, family-friendly street of owner-occupiers with elevated positioning, adding both privacy and view
- Walk to Dicky Beach, Moffat beach and currimundi Lake, coastal pathways, and everything the Sunshine Coast lifestyle promises

This is not just a home - it's a statement. Offering scale, style, and unbeatable proximity to everything Dicky Beach has to offer, 30 Matilda Crescent is an unmatched opportunity for families, entertainers, and lifestyle-driven buyers alike.

Contact The Weir Twins on 0456 697 350 to arrange your private inspection today.

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