



77 Tepequar Dr, Maroochydore



## QUIETLY EXCEPTIONAL, COASTAL LIVING BOARDING THE MAROOCHYDORE CBD

If there was ever an opportunity to embrace a peaceful way of life while enjoying a healthy coastal lifestyle, this is it. The Maroochy Waters precinct is a tightly held and highly sought after enclave of Sunshine Coast real estate, well known to locals for its exclusivity and liveability. With the Maroochydore CBD continuing to expand and evolve, the long term appeal and value of this blue ribbon location is set to grow even further.

77 Tepequar Dr is a low set, low maintenance home that has been immaculately cared for by the current owner for over 20 years. Perfectly positioned on the 680m<sup>2</sup> allotment, the property features a welcoming front garden with manageable garden beds, ideal for those who enjoy pottering with plants without the burden of high maintenance.

### INTERNALLY

The kitchen is a chefs delight, complete with a generous SMEG gas oven and hotplates

Kitchen overlooks the swimming pool and out on to adjoining ovals at the rear of the property

Quality, crisp stone benchtops add to the sense of timeless class and quality

Formal, substantially sized dining room or multipurpose room adjoins the main living space

Three spacious bedrooms, en suite services the master suite

 3  2  2  680 m<sup>2</sup>

Price	\$1,450,000
Property Type	Residential
Property ID	11782
Land Area	680 m <sup>2</sup>

### AGENT DETAILS

Indiana Voss - 0404 155 581  
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



Plenty of windows allow for soft natural light throughout the home

#### EXTERNALLY

Sparkling in ground swimming pool, perfect for cooling down during the warmer summer months

Alfresco entertaining area complete with bi fold doors provides functionality and flexibility depending on the occasion or weather. This space is under roof and protected from the elements, perfect for year round use

Solar panels for energy efficient living

Plenty of off street parking behind secure gate for additional vehicles or caravan

Contact Indiana on 0404 155 581 today to arrange your inspection.

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