







GRAND SCALE CANAL-FRONT LIVING ON A 905M² BLOCK

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Positioned in one of Pelican Waters' most desirable waterfront locations, this impressive family residence delivers a rare combination of size, quality, flexibility and future potential. Set on a generous 905m² allotment with approximately 573m² under roof, the home has been thoughtfully designed for modern family living, entertaining and working from home.

From the moment you enter, the scale is immediately apparent. High 2700mm ceilings, oversized 2400mm doors and expansive open-plan living spaces create a wonderful sense of light and space throughout.

At the heart of the home is a stunning designer kitchen overlooking the water, featuring premium Electrolux appliances, a 900mm gas cooker, oversized island bench and an exceptional butler's pantry complete with additional oven and plumbed fridge space.

The versatile floorplan caters perfectly to growing families, offering multiple living zones including a dedicated theatre room, media room, spacious open-plan living and dining area, and a separate home office for those working remotely.

The luxurious master suite enjoys beautiful water views and is complemented by a generous walk-in robe and stylish ensuite. Additional bedrooms are well positioned to provide privacy and separation for the whole family including a guest room with ensuite.

Price	2,199,999
Property Type	Residential
Property ID	11999
Land Area	905 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

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

Outside, the expansive waterfront alfresco has been designed with entertaining in mind. The current owners also planned for future enhancements, with provisions already in place for an outdoor kitchen, feature fireplace and swimming pool, allowing new owners the opportunity to create an even more spectacular lifestyle residence.

An oversized 7.5-metre deep garage with an extra-wide 5.4-metre door provides excellent storage and functionality, while additional off-street parking accommodates extra vehicles, a trailer or boat.

Combining substantial proportions, quality finishes and an enviable waterfront setting, this is a home that offers both immediate enjoyment and exciting future possibilities.

Features You'll Love

- 905m² waterfront allotment
- Approx. 573m² under roof
- Dedicated home office
- Theatre room plus media room
- Expansive open-plan living and dining
- Designer kitchen with oversized island bench
- Butler's pantry with additional oven and plumbed fridge space
- Premium Electrolux appliances
- 900mm gas cooktop and oven
- Luxurious master suite with water views, massive walk-in robe and deluxe ensuite
- 2700mm ceilings throughout
- Oversized 2400mm internal doors
- Zoned ducted air-conditioning with app control
- DC ceiling fans throughout
- Smart home functionality controlling lighting and garage access
- Acoustic insulation to selected walls for enhanced privacy
- Extensive data cabling throughout the home
- Oversized 7.5m deep garage
- Extra-wide 5.4m garage door
- Additional off-street parking for vehicles, trailer or boat
- Waterfront alfresco entertaining area
- Provision for future outdoor kitchen with electricity, gas and water connections
- Provision for future feature fireplace
- Pool-ready with foundations and services already in place

The Location and Nearby Amentities

Beyond the impressive residence itself, this location offers one of the Sunshine Coast's most desirable lifestyle addresses.

Just moments from the home, residents can enjoy waterfront dining at Pelican Waters Tavern, while the nearby Pelican Waters Shopping Village provides everyday convenience with Coles, Woolworths, medical facilities, cafes, restaurants and a wide range of specialty retailers.

The vibrant Pelican Waters Marina precinct is also close by, offering waterfront cafes, restaurants and easy access to the stunning Pumicestone Passage.

Families will appreciate the proximity to quality education options including Pelican Waters State School, Golden Beach State School,

Caloundra City Private School and Unity College.

For beach lovers, Golden Beach is only minutes away, providing calm waters, kilometres of foreshore pathways and direct access to the beautiful Pumicestone Passage. The bustling Caloundra CBD is also within easy reach, offering an extensive selection of restaurants, cafes, shopping, entertainment venues and patrolled beaches.

With golf courses, parks, walking and cycling paths, marinas, boating facilities and some of the Sunshine Coast's most sought-after waterfront amenities at your doorstep, this is a location that truly embraces the relaxed coastal lifestyle.

Please call 0418 288 325 for further information.

Please Note: To assist buyers in visualising the home's potential, virtual furniture has been added to selected images and lawn areas have been digitally enhanced. These images are intended for illustrative purposes only.

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