







SIT ON THE DOCK OF YOUR OWN BAY

4 3 3 811m2

With a fluid, luxury pavilion design, 42 Baywater Drive is a spectacular waterfront residence in the valuable Twin Waters Estate close to the CBD of Maroochydore.
The home's blend of modern and natural themes create the ultimate relaxed lifestyle resort, complete with dramatic sweeping water views from every room.

The design is grand in proportions however the size of the residence is not the only star of the show at this exclusive address. The real highlight is the clever and thoughtful planning of the purpose built waterfront retreat showcasing the location itself.

Boasting an 811m2 site perfectly positioned at the private end of the "water cul-de-sac", the allotment offers wide water views and optimum privacy. Designated multi decking provides waters edge access to feed the fish, or launch your stand up paddle board.
For lifestyle lovers there is an internationally recognised golf course within a 2 minute drive. The 18 hole, par 72 championship course is listed as one of the top six resort courses in Australia.

Features to be admired ...
- 4 bedrooms, 3 bathrooms, 2 living areas, 1 minute to the golf club
- Clever design with luxurious 66m2 master suite on upper level
- Thoughtful placement of bedroom accommodation for extended family and guests

Price	SOLD for $1,400,000
Property Type	Residential
Property ID	3816
Land Area	811 m2

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

- Master suite and parents retreat showcases a hotel-style high end resort room complete with luxury spa bath and walk in robe
- Tinted corner glass feature captures postcard water views from spa bath and master suite
- Dedicated guest room on lower level could also be used for master bedroom providing living all on one level
- Fixed feature glass panels in family room overlook central outdoor dining and swimming pool
- Adjoining kitchen with feature Blackbutt timber flooring also benefits from stunning water views
- Outdoor dining exceeding 20m2 undercover for all year round entertaining
- The bay of glass doors allows you to control the temperature and atmosphere of your home
- Feature media room strategically placed away from main living areas
- A total of 376 meters of master built construction displaying outstanding workmanship
- Double garage has extra long (7.4m) storage facility for long vehicles or boat
- 3rd under cover car parking available with side access
- Remote security gate offers additional privacy and secure off street parking for a further 3 vehicles

Features to be adored ...
- The finishes are amazing with a capital “A”
- 2.7 meter high ceilings throughout
- 2.4 meter joinery and window finishes
- 4 meter high portico entry with 1.5 meter wide stunning front door
- 6 kilowatt solar system for energy efficient living
- Formal guest entry foyer provides an immediate “wow” on impact as you look through the fixed feature glass panel to the pool area
- Ducted air conditioning can be zoned into different areas for efficiency
- Quality floor to ceiling tiling in bathroom and en suite
- The water will be your new playground. It is a locals only water way with boaties, and paddlers enjoying the best waterfront lifestyle imaginable.

There is a certain feel about this home that provides an unparalleled sense of happiness and calm. Maybe it’s due to the outstanding waterfront location. Maybe it’s the award winning designer who managed to capture the essence of waterfront living in a unique family home. Whatever the reason, there has not been an opportunity to secure a waterfront parcel of real estate like this in recent times. Call Indiana or Justin today to arrange an immediate inspection.

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