

Sold



43 Meridien Dr, Maroochydore



### SIMPLY STUNNING ..ULTIMATE CANAL LIVING!

This as new two storey, north facing waterfront home offers exceptional quality, value and style. With other water front homes in the estate selling for over \$1 million, this property represents unbelievable value!

Keeping the ideal northern aspect in mind, the house was built with outdoor patios on both the upper and lower level for you to take in the view and enjoy the wonderful Sunshine Coast climate all year round. The perfect place to sit back with a morning cuppa or relax with a twilight drink at sunset while admiring the sparkling water. If you feel active, grab the kayak or stand up paddle board and enjoy a leisurely meander along the gorgeous canal right at your front door.... It couldn't be easier.

#### Ground Floor:

- Modern kitchen with stone bench tops, integrated dishwasher, walk in pantry and plenty of bench space
- Light filled, open plan lounge/dining area with stacker doors opening onto the patio, inviting the outdoors in
- Stunning tropical atrium featuring remote lighting and waterfall
- Covered outdoor patio, the perfect place to relax and take in the magnificent water view
- 4th Bedroom/Office/Study with walk in robe plus powder room
- Laundry with ample storage
- Extra storage under stairwell
- Large double, remote, lock up garage with driveway space for extra

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**Price** SOLD for \$905,000  
**Property Type** Residential  
**Property ID** 4167  
**Land Area** 248 m2

#### AGENT DETAILS

Justin Voss - 0400 822 069

#### OFFICE DETAILS

Maroochydore  
 SHOP 5/110 Aerodrome Road  
 Maroochydore, QLD, 4558  
 Australia  
 0754456500



vehicles

Upstairs:

- Large master bedroom with walk through robe, stylish ensuite and canal views
- Remaining 2 spacious bedrooms with built in robes and ceiling fans
- Family bathroom with oversize shower
- Spacious second living area to ensure that the whole family can relax in absolute comfort with sliding doors accessing 7sqm balcony and panoramic water views

Other Features:

- Combination of air conditioning and ceiling fans throughout
- Rear gate access to the waterfront pathway for your daily walk
- Tasteful décor with a crisp, fresh colour palette enhancing aesthetic appeal
- Light filled property with high ceilings, downlights, tinted louvered windows, flyscreens
- Quality fixtures, fittings and window furnishings throughout
- Amazing breezes throughout the home
- Low maintenance turfed garden ideal for pets or children
- Beautiful quiet estate with parks, BBQ facilities, walking paths, childrens playgrounds

Ideally located, Sunshine Cove is highly regarded for its low maintenance, lifestyle advantages. Extensive walking/cycling paths creating excellent connectivity throughout Sunshine Cove. Walk to Sunshine Plaza/cinemas, Home maker centre, Aldi, local cafes, public transport and the newly developing Maroochydore CBD. Only 5 minutes to beautiful beaches of Maroochydore, Alexandra Headland and Mooloolaba. Close to Sunshine Coast airport and easy access to the motorway.

Combining a fantastic layout, high end finishes and waterfront living this home offers an enviable lifestyle that is sure to win your heart. This property is here to sell not sit. Call Rosie Ryan today to arrange an inspection!

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