








## PRISTINE PROPERTY IN PELICAN WATERS

Located in a prime location in Pelican Waters on a quiet street, you will be central to all amenities including parks, the local shopping centre, public transport, Caloundra City Private School, Golden Beach, doctors and the new Marina. From the moment you step foot onto this property you are sure to be impressed by the immaculate lawns and front garden which leads up to the high clearance porch entrance.

As you enter the home you are presented with impeccable interiors. The dwelling comprises an open plan layout which features two separate living areas. The floor plan also provides a functional layout with good separation between the master bedroom and remaining bedrooms. Not only does this stunning home have three large bedrooms but it also features a separate home office which could easily be utilised as a 4th bedroom if required. Ducted air conditioning, ceiling fans and crim safe security screens are some of the features this home has to offer. Entertain your family and friends in the spacious outdoor alfresco area to the rear while enjoy overlooking the immaculate gardens and lawns. The rear yard also has a sense of privacy from the well-manicured hedges which run along the rear fence line.

Features we love:
-Spaciously laid out, warm, stylish and welcoming;
-Open plan living/dining/kitchen; second separate living, media or rumpus area

4 2 2 525m2

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| **Price** | SOLD for $730,000 |
| **Property Type** | Residential |
| **Property ID** | 4178 |
| **Land Area** | 525 m2 |

### AGENT DETAILS

Indiana Voss - 0404 155 581

### OFFICE DETAILS

Kawana Waters
Shop 4 5 Bermagui Crescent
Buddina Buddina, QLD, 4575
Australia
0400822069

-Master bedroom comes complete with walk-in robe and ensuite; built-ins in other bedrooms
-Ducted Air-conditioning and ceilings fans throughout
-Functional kitchen, modern appliances with ample cabinetry and cupboard space
-Crim safe security screens
-Fully Fenced;
-Immaculate gardens and lawns presented to the highest standard which are easily maintainable
-Garden shed onsite for extra storage
-Situated close to Golden Beach, Caloundra, Power Boat Club and the Coastal Boardwalk;
-An hour's drive to Brisbane;
-Thirty minutes to the Glass House Mountains and Sunshine Coast Hinterland.
-Close to Pelican Waters tavern, golf course, shopping centre, Puma Service Station and coming soon the Marina.
-Close to the Sunshine Coast Hospital Precinct.

It is rare that good quality homes in this tightly held precinct become available. You will be hard-pressed to find another property in this location which offers the presentation level of 6 Lang Street. Don't miss this exciting opportunity to purchase this exceptional property. Call Scott Radmall from Blue Moon Property today before you miss out.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*