

101/34 Mahogany Drive, Pelican Waters, Qld 4551



Townhouse For Sale

Thursday, 25 April 2024

101/34 Mahogany Drive, Pelican Waters, Qld 4551

Bedrooms: 3

Bathrooms: 2

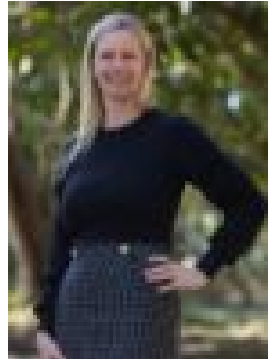
Parkings: 2

Area: 224 m2

Type: Townhouse



Louis D'Espagnac
0754911400



Kathy DEspagnac
0484296020

Offers Over \$1,050,000

If you are looking for a home where everything has been done and you just need to put your furniture down, then this is the home for you. Located in the exclusive Vardon Point gated complex, this home has been tastefully renovated by the current owners. This home has new flooring and new carpets throughout, the garage floor has new Epoxy flooring and new air-conditioning throughout the property. The property has the added bonus of its own separate study/home office and has a private non-overlooked garden. On the first floor, the master suite has his and hers walk-in wardrobes and a balcony. Vardon Point itself features very exclusive facilities including a tennis court, heated all year-round lap pool and within close proximity you are near to the lagoon pool, spa and BBQ area with changing facilities. Set impeccably (and exceptionally well managed and maintained) lakeside surrounds, walking distance to Pelican Waters Resort which includes a restaurant, sports bar and private gymnasium. You are also walking distance from the newly designed Pelican Waters Golf Course and Club House and a short drive from Pelican Waters Shopping Village and new soon to be Marina precinct. Features:- Large 3 bedroom townhouse - Master suite with its own balcony- Lounge and dining area- Study/home office - In demand design of Vardon Point style townhouse- Beautiful ground floor flooring- Newly carpeted throughout the first floor- Newly painted throughout - New hot water tank - Air-conditioning - Ground floor WC- Laundry room with excellent storage cupboard- Large garage with new flooring- Ladder with access in garage to ceiling cavity - First floor WC- First floor bathroom - Large first floor linen/storage cupboard- Covered outdoor alfresco area with blinds- Solar- Easy to maintain garden- Peaceful location- Secure gated complex, easy home to lock up and go travelling - Walking distance to Pelican Waters Golf Course and Pelican Waters Resort- Short drive to Golden Beach shops, restaurants, cafes and Esplanade- 20 minute drive to Sunshine Coast University Hospital - 30 minute drive to Sunshine Coast Airport and Sunshine Plaza- 45/50 minute drive to Noosa- 1 hour 15 minute drive to Brisbane International and Domestic Airports and CBD- Body Corporate fees: \$9,578.05 per annum- Rates \$2,127.20 per annum Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.