

11/40 Menzies Drive, Pacific Paradise, Qld 4564



Sold House

Thursday, 4 April 2024

11/40 Menzies Drive, Pacific Paradise, Qld 4564

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 327 m2

Type: House



Joanne Reilly

\$1,250,000

DON'T MISS OUT - this immaculately presented Kensington villa (the largest design in the complex) is up for sale. The current owners have made modifications to the original design to enlarge the footprint with particular reference to the laundry, the inclusion of a separate study and they have also upgraded many other fixtures and fittings within the home. Situated within the meticulously planned GemLife community designed for those aged 50 and over, this premium resort-style lifestyle offers a five-minute drive to the beach, easy access to your choice of 3 golf courses and a variety of local cafes, restaurants and shops. Gem Life has been so popular that the new stage being built is completely sold out already. This property exudes elegance, comprising three generously sized bedrooms, two exquisite bathrooms, an upgraded central kitchen leading into an open-plan living area, a separate extended laundry, a double garage with an insulated door, and the addition of a study. This residence is not only comfortable and modern, but also convenient for those who love to travel. Locking up and leaving for your adventures is hassle-free!. On-site amenities are outstanding, with offerings such as a heated swimming pool with covered seating and BBQ's, gymnasium, Summer House with bar, tennis and pickleball courts, library, art and craft studio, and Country Club coming soon. Access to the David Low Way, which connects you to Coolumbah and Noosa, is both quick and convenient. The motorway bridge is just a few minutes' drive away giving you access to a plethora of amenities that Maroochydore has to provide, The official off-leash area of Mudjimba beach is quite large, providing plenty of space that your canine companion will adore. This lifestyle option has so many features, a private inspection is recommended to fully appreciate all that this home has to offer. Key features of the property include:

- High ceilings
- Water resistant hybrid timber flooring planks
- Floor-to-ceiling tiles in the bathrooms
- 3KW Solar
- DC Fans with remote control throughout (very low energy consumption)
- Tinted 6.00mm laminated glass to all windows and sliding doors in lieu of standard
- Insulation to external walls and ceiling
- Solar powered roof ventilation fan
- Sola Tube skylight
- Upgraded ceiling speakers in lounge & additional speakers to alfresco
- Additional internal & external power points - 2 x pop-up power points to lounge room floor
- Study addition with built-in cabinetry
- Fold away BBQ
- TV in living room and main Bedroom
- Insulated garage door
- Kitchen - Island Bench and kitchen splashback 20mm polished "Black Fusion" granite, with 40mm mitred edges in lieu of standard
- SEIMENS IQ700 Oven and combined microwave in lieu of standard oven
- SEIMENS IQ700 Compact Steam Oven in lieu of built-in microwave & trim kit
- SIEMENS 1Q700 80cm Induction Cooktop in lieu of standard 60cm cooktop
- SEIMENS IQ700 semi-integrated dishwasher in lieu of standard F&P draw dishwasher
- Schock Signus Granite sink in lieu of standard
- Sirius 900mm canopy range hood ducted outside in lieu of standard 60cm slide-out exhaust
- Draws under sink in lieu of standard cupboard
- Water filter with line to fridge recess
- Laundry - Robinhood Ironing Centre
- Caroma porcelain laundry tub with overflow
- Room width increased by 450mm
- Additional overhead cupboards
- Master Bedroom - Pendant lights either side of bed
- Ensuite - Heated ladder towel rail
- Underfloor radiant heating
- Rain shower head in addition to standard shower on rail, with diverter
- Bathroom - Heated ladder towel rail
- Garage - Overhead cupboards - additional storage
- Drain with stainless steel grate to floor

Take your first step towards resort style retirement living - Contact us to arrange your private viewing on 0425 328 752 or (07) 5448 6688