

# 12 Arlington Drive, Pelican Waters, Qld 4551

## House For Sale

Wednesday, 17 April 2024



12 Arlington Drive, Pelican Waters, Qld 4551

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 527 m2

Type: House



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## OFFERS OVER \$2.35M

Positioned on the water's edge, 12 Arlington Drive stands as a testament to luxury living at its finest. As the sun sets on its time as a display home, a golden opportunity arises for an astute new owner to embrace the epitome of modern elegance. From the moment you arrive at this stunning residence, its commanding street presence and double entry doors captivates with an air of sophistication. Every detail has been meticulously crafted, showcasing the latest trends and techniques in home design. No expense has been spared, courtesy of the renowned craftsmanship of McLachlan Homes. Step inside and be greeted by a grandeur that extends from the show-stopping decked entry courtyard to the 3600mm ceiling height, adorned with sensational curved wall features. The floorplan is intelligently designed, with bedrooms strategically positioned to offer both privacy and spaciousness. If entertaining is high on your list, you will love the large open-plan kitchen, dining, and family area, blurring the line between indoor and outdoor living. A built-in bar adds a touch of sophistication, while the expansive alfresco area overlooks the inviting plunge pool with a soothing water feature. A separate media room creates a dedicated space for movie nights and relaxation. This single level home presents four generous sized bedrooms, all with built-in storage. The master suite features a show stopping curved wall with exquisite wallpaper and flooded with natural light from the adjoining courtyard. The ensuite is a luxurious retreat, adorned with floor-to-ceiling tiling, a podium-mounted bath, twin vanities, and a custom walk-in robe. Nestled in the heart of Pelican Waters, this residence offers easy access to the newly constructed multi-million dollar marine development plus Dockside Village; the highly anticipated retail centre coming to Pelican Waters Town Centre. The Cove is right on your doorstep and it's only a short bike ride to the shores of Golden Beach. Don't miss this opportunity to make 12 Arlington Drive your own slice of paradise. When you invest in an ex-display home, you're guaranteed exceptional quality and added value that goes beyond the ordinary. Contact us today to schedule your private inspection and experience the epitome of coastal living firsthand. This property will remain a display home until approximately July 2024. ~ Generous kitchen with bespoke cabinetry, stone tops and walk-in pantry ~ Expansive alfresco featuring a built-in BBQ area overlooking the plunge pool ~ Master suite with adjoining courtyard, large ensuite with floor to ceiling tiling ~ Large open plan kitchen, dining and family room with raked ceiling ~ Ducted reverse cycle air-conditioning, ceiling fans to all bedrooms ~ Newly built Marina, Dockside Village and Pumicestone Passage are moments away Quote this reference when enquiring on this property: ARL112 (If this property is being sold by Auction or without a price, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes)