

# 13 Burdekin Place, Pelican Waters, Qld 4551



## House For Sale

Thursday, 18 January 2024

13 Burdekin Place, Pelican Waters, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Louis D'Espagnac  
0754911400



Kathy DEspagnac  
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## Offers Over \$850,000

The Seller of this home is very motivated to find a buyer and with the New Pelican Waters Marina Precinct taking shape, we believe this area of Pelican Waters has great long term growth potential over the coming years! Where else can you but a 4 bedroom home on a 480m<sup>2</sup> block in Pelican Waters for this price? Situated in a quiet cul-de-sac, this property is within a short stroll of Bells Creek where you can fish, paddle board, kayak or just sit and chill out in the relaxing vista. Likewise, you have walkways, bike paths and the new state of the art Pelican Waters parks nearby. Within a short stroll of the new footbridge which has recently been constructed will take you over to the new Pelican Waters town centre and Marina precinct area, Pelican Waters Golf Course and the Pelican Waters Resort are also within close proximity. This property represents excellent value for money and could be a good investment opportunity for any investors looking to add or start a property portfolio. Featuring four great sized bedrooms, all with fans and built-in wardrobes. The master bedroom features a larger built-in wardrobe and large functional ensuite with twin vanities and split system air-conditioning. The open kitchen offers appliances and storage area and seamlessly flows onto the dining, living and outdoor area, making entertaining a breeze. There are three bedrooms all centred around the second living area, making this perfect for a kids retreat/rumpus room. This home also boasts a large backyard perfect for the kids to play safely in and plenty of space for a swimming pool to be added which would enhance the value considerably. Located ideally in the new Waterside Estate you will have access to some great family friendly parks and walking tracks. - Four bedrooms- Ensuite and walk-in wardrobe off Master bedroom- Family bathroom and separate toilet- Multiple living areas- Covered Alfresco outdoor area- Laundry room- Large fenced backyard- Good side access- Crimsafe on front and back door- Split system air-conditioning in the Master bedroom and lounge/dining - Close to parks and walking tracks- Easy access to Golden Beach cafes, restaurants and local shops- Caloundra CBD and local beaches 10 minute drive- Sunshine Coast Airport and Sunshine Plaza Shopping Centre 30 minute drive- Sunshine Coast University Hospital 20 minute drive- Brisbane CBD and Brisbane Airport 1hr 15 minute drive- Local schools within close proximity- Excellent location Contact us today to arrange your inspection. 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.