

**17 Bedarra Circuit, Maroochydore, Qld 4558**



**Sold House**

Wednesday, 23 August 2023

17 Bedarra Circuit, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 177 m2**

**Type: House**



Megan Murray  
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**\$1,150,000**

Prepare to be captivated when you enter this stunning property showcasing exquisite attention to detail! Showcasing a wonderful sense of space upon entry, you enter the home through the Shou Sugi Ban (charred timber) front door and feature clad front exterior, and arrive in a vast sense of space you wouldn't imagine from the outside. A beautiful void opens the home up to the second storey and the courtyard positioned to the middle of the home with its tall bamboo trees and greenery not only to the bottom level but to the upstairs as well. Impressive pendant lights hang from the ceiling in the void accentuating the sense of space and the adjacent wall of windows to the courtyard let the natural light flow into the whole house. The hub of the home is the open-plan kitchen dining and living area, where the dark hue of the kitchen is reminiscent of the home's exterior. A splash back of white tiles laid in a herringbone pattern exudes luxury as does the gold tap ware, open display shelf, handle-free joinery, and Electrolux appliances including two ovens (including a steam oven), induction cooktop and integrated dishwasher. There is a butler's pantry that combines with the home's laundry with sliding doors opening out to the courtyard. In here there is direct access from the home's double lock-up garage and there is plenty of storage, a double sink and hanging space for laundry delicates. On the upper level you will find a second living area with thick, plush carpet, custom joinery for linen storage and a built-in study desk. Down a long hallway and offering good separation of living from the master, there are two bedrooms and a bathroom. Each of the bedrooms have ceiling fans and built-in or walk-in wardrobes. Their bathroom boasts floor-to-ceiling subway wall tiles, frameless shower screen and floating vanity. The master suite is set to the front of the home and has recessed louvres reminiscent of a bay window, ceiling-mounted curtains, ceiling fan, and timber-look tiles laid with a herringbone pattern. There are separate his and hers walk-in wardrobes with soft-close fittings on drawers which also include glass display shelving. The ensuite is just as impressive as the rest of the home with a freestanding bath tub, a rain shower, a double shower rail all in gold tap ware as well as a floating vanity with his and hers sinks and mirrors. This impeccably-designed home features quality inclusions such as ducted air conditioning, Venetian plaster wall in powder room, 6.66kw solar system, 2340mm internal door heights, timber stairs, ceiling-mounted curtains, aluminium privacy screens and more. This property is located in one of the most desirable locations on the Coast, being so close to the developing CBD, shopping and dining precincts, local public and private schools as well as a short 10 minute drive to the Sunshine Coast airport. This is a house that is sure to impress, be sure to book your inspection today. FEATURES: • Impeccably-designed home spread across two levels in Sunshine Cove estate close to everything • Impressive first impressions with quaint fenced front courtyard resembling a terrace house • Open-plan layout with a void to the second storey with a courtyard at centre of home • Kitchen with marble-look bench top, Electrolux appliances include two ovens, induction cooktop and integrated dishwasher • Butler's pantry/laundry combo is huge and has plenty of storage and opens out to court yard • Beautiful details throughout include gold tap ware, gold feature pendant in kitchen, herringbone patterned tiles • Quality inclusions such as ducted air conditioning, ceiling fans, plush carpet on upper level • Shou Sugi Ban (charred timber) feature cladding to front exterior, Venetian plaster to powder room • 6.66kW Solar power system, 2340mm high internal doors, double lock-up garage • Second living room upstairs with built-in storage and study desk • Master has separate his and hers walk-in wardrobes custom joinery featuring glass display drawers and soft close fittings • Huge ensuite with freestanding bath, frameless shower screens, rain shower and double shower rail, floating vanity, skylight for natural light • Apartment-style low-maintenance living but boasting all the beauty of a house • Excellent location close to new CBD, shopping centre, beaches, river and easy access to motorway MAROOCHYDORE 17 Bedarra Cct 3 Bed, 2.5 Bath, 2 Car Agents: Pam Thomas, Megan Murray, Ray White Maroochydore Contact: 0438 272 096, 0414 734 929 Auction: Sunday 24th September - Registration Open from 9am Venue: Mercedes-Benz Sunshine Coast - 65 Maroochy Blvd, Maroochydore