

**20 Langsford Crescent, Maroochydore, Qld 4558**

**House For Sale**

Wednesday, 15 May 2024



20 Langsford Crescent, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



COREY PAYNE PAYNE



BEC CVILIKAS

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## Auction

Perfectly positioned on its 406m<sup>2</sup> north-east facing waterfront block, with a rare, generous sized 17-metre canal frontage, is this HIA award winning home (2019); flooded with natural light, showcasing sweeping water views, and appointed with elegant interiors that truly create a stunning first impression. Across two levels covering approximately 356m<sup>2</sup>, the home comprises formal entry, three bedrooms, three fully tiled bathrooms, premium kitchen with butler's pantry, open plan living with soaring double height void opening out to expansive waterfront alfresco entertaining, custom-designed office/workshop, separate laundry, and double lock up garage. The build was completed in March 2018, and there was no expense spared in fixtures and fittings throughout, including reclaimed timber ceilings and stairs, exposed brick interior walls, and electric log fireplace infusing wonderful warmth and soul into the home; industrial chic meets coastal cool... Other notable features include high ceilings, split system air-conditioning, abundant glass to frame water vista and invite in light, engineered oak flooring in main bedroom, private upper balcony accessed from other two bedrooms, stone benches, Bosch appliances, soft close cabinetry, bifold stacker doors to terrace, outdoor BBQ, sundrenched plunge pool, and Merbau decking. Entertaining alfresco will be an absolute pleasure with a resplendent water vista and a mixture of covered and uncovered space for all-weather conditions; there is direct access to the water so make sure you invest in a kayak and/or stand-up paddle board, you can launch from your back door, and with no pedestrian/cycling paths your privacy is maximised. This is a first-class contemporary property in every sense, that seamlessly blends quality, luxury, and functional family-friendly living – designed to fully embrace the Queensland climate, its prized north-easterly aspect, and the relaxed Sunshine Coast lifestyle. Located in a blue-chip dress circle waterfront street directly opposite a neighbourhood park, and within walking distance to Sunshine Cove amenities including fabulous playgrounds, walkways/cycleways, cafes, and Aldi – plus just minute to Sunshine Plaza, CBD, schools, and beaches; the good life is right here for the living. Offered to the market for the first time, this award-winning residence is going to generate high volumes of interest; submit your best offer prior to or at Auction to secure your slice of waterfront nirvana. Summary of Features: -Award-winning custom designed waterfront home-17-metre water frontage – rare in Sunshine Cove-Prized north-east facing alfresco entertaining-Exclusive street, prestigious homes & central park-3 bedrooms, 2 bathrooms, open plan living, office-High-end galley-style kitchen with butler's pantry-Merbau decking surrounding sunny plunge pool-Stunning water view from master bedroom -Bedrooms 2 & 3 share their own exclusive balcony-High ceilings including soaring double-storey void -Reclaimed timber ceilings & stairs, internal brick-Electric log fireplace, outdoor BBQ grill on terrace-Direct water access for fishing, kayaks, paddle boards-Walk to local parks/playgrounds and Cove amenities-Less than 10 mins to beaches, schools, major shopping-Inspections will absolutely impress, truly exceptional! \*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.\*