

# 3 Shoalwater Circuit, Pelican Waters, Qld 4551

## House For Sale

Friday, 29 March 2024



3 Shoalwater Circuit, Pelican Waters, Qld 4551

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Yianni J. Mooney

0420300977

## Offers Over \$1,500,000

Yianni Mooney Property proudly presents to the market 3 Shoalwater Circuit, Pelican Waters. This is your opportunity to purchase the Sunshine Coast dream. Make no mistake – this quality family home will be sold. Capturing the essence of a relaxed coastal lifestyle, seamlessly blended with sophisticated functionality, and located in the heart of prestigious Pelican Waters, this flawless near new home, just under 12 months old, offers the very best in quality living and is within moments to the new evolving world-class Marina and Marina Village precinct. Quality built by Burns Builders and impeccably styled by AMR Designs, this contemporary residence holds a convenient and prominent corner position in a quiet cul-de-sac, with no through road. You'll find yourself just minutes away from pristine beaches, shopping, trendy cafes, Pelican Waters boardwalk, local retail precinct and quality schools all within easy reach. Naturally reflecting the spectacular location, with a modern coastal calm, this single level meticulously constructed three bedroom, three bathroom home boasts quality finishes and touches throughout, a cool colour palette, feature lighting, vast windows and high ceilings – all ensuring the home holds a timeless charm to last the years. With practical functionality at its core and an ideal configuration, entertaining and connection is front of mind here. Boasting a stylish kitchen with quality appliances and butler's pantry, the most fastidious of chefs will take absolute delight here. This central entertaining hub is a great place for friends and family gatherings and get-togethers. A large dining and living area flow out to a covered alfresco entertaining area and is perfect for entertaining all year round. Everyone will relish in this private area with a sparkling inground heated pool – great for those balmy summer nights. With tranquillity in mind and featuring a stunning huge master retreat, complete with luxuriously appointed ensuite, this private area also provides its own large walk-in robe and is conveniently located separately from the other two bedrooms. Under roof in total, three bedrooms compliment the home all with their own private ensuites, with part of this floor plan providing a cleverly designed studio with ensuite and independent external access down the side of the residence. Currently used as additional income from Airbnb stays, you could easily further utilise as a separate teenager's retreat, additional living space or even a games room – this has internal access to the home if required. The possibilities with this space are endless. A dedicated and purposely built media room completes the residence - perfect for enjoying movie nights in with the family. Other highlights include a separate office and double garage with a huge 4.6m x 1.7m storage area. Everything is on your doorstep. Family friendly and popular Central Park is just moments away. Take a leisurely stroll along the Coastal walkways and bike paths. You can also wet a line or paddle your kayak in local Bells Creek. The spectacular and newly renovated 18-hole Greg Norman Golf Course is just moments away. This wonderful family home offers all you need within a quality Sunshine Coast location. Don't miss this opportunity to secure the perfect lifestyle. Nothing to do but move in and enjoy. What we love about the property:- Prime Pelican Waters location- Corner position in quiet cul-de-sac, no through road- New evolving Marina and Marina Village precinct- Near new quality built contemporary family home - just under 12 months old- Total configuration under roof - three bedrooms, three bathrooms- Beautiful master bedroom with huge ensuite and walk-in robe- Stylish entertainer's kitchen – butler's pantry – quality appliances- Ducted air-conditioning through the main home- Split air-conditioning in studio residence- Crisp white shutters and sheer curtains- Ceiling fans throughout- Purposely built media room – plus dedicated study- Pristine inground heated pool and beautifully landscaped gardens- Fully fenced yard- Secure double car garaging with internal access- Large additional storage area- Side access- Easy stroll to family friendly Central Park- Moments to the newly renovated Greg Norman Golf Course- Easy access to the emerging Marina and Marina Village precinct- 15 minutes\* to Sunshine Coast University Hospital- 30 minutes\* to Maroochydore Airport- 90 minutes\* to Brisbane International Airport. Should you require any further information, please call Yianni on 0420 300 977\* approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.