

**34 Ramsay Crescent, Pelican Waters, Qld 4551**



**Sold House**

Thursday, 5 October 2023

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**Bedrooms: 3**

**Bathrooms: 2**

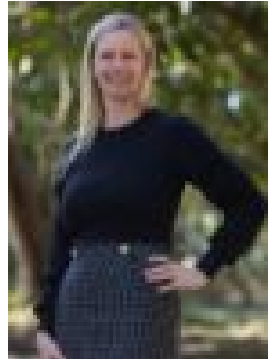
**Parkings: 2**

**Area: 852 m2**

**Type: House**



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**\$1,450,000**

With three bedrooms, this unique home is meticulously designed to capture the maximum amount of sunlight from the north. The upper level features a cantilevered balcony that provides shade to the northern, eastern, and western sides of the house. The balcony is deepest to the west, offering unobstructed views of the lake. Both operable and fixed screens on the balcony allow for control of sunlight, breeze, and privacy throughout the day. The internal and external two storey voids create a sense of interconnectedness between levels, and all major upper level spaces have breathtaking water views. The lower level features a spacious open-plan living and dining area centred around a galley kitchen. The indoors seamlessly connect to the outdoors, with a tiled apron that matches the internal floor surface, creating a clean edge to the landscaping. The property is on a very generous block and there is ample space for a large resort style pool, should the new owners wish to add this as a feature to the home. The design draws inspiration from the modernism of the late 40's through the 50's, while also incorporating a modern twist on the quintessential 'Queenslander' style. This property is located within walking distance of the Golden Beach Esplanade, cafes, shops, and restaurants. Main Features- 3 Large bedrooms- Walk-in wardrobe, ensuite and stunning wrap-around balcony off master suite with far reaching views- Modern kitchen with stone benchtop and new appliances- Lounge overlooking water- Dining area- Ground floor laundry room and WC- First floor lounge or media with balcony- Air-conditioning- Large block- Space for large pool - Landscaped gardens- 3m x 3m outdoor shed- Extra wide driveway- Gated entrance- Walking distance to Golden Beach Esplanade and local shops, cafes and restaurants- Walking distance to Power Boat Club and Pelican Waters Bowls Club- Walking distance to local schools- Short drive to Pelican Waters Shopping Village, Marina Precinct and Golf Course- Short drive to Caloundra CBD and local award winning beaches- 30 minute drive to Sunshine Coast Airport and Shopping Plaza- Approx. 45 minute drive to Noosa- Approx. 1 hour 15 minute drive to Brisbane Domestic, International Airports and CBD 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.