

# 37 Waderbird Crescent, Pelican Waters, Qld 4551



## House For Sale

Thursday, 16 November 2023

37 Waderbird Crescent, Pelican Waters, Qld 4551

Bedrooms: 3

Bathrooms: 2

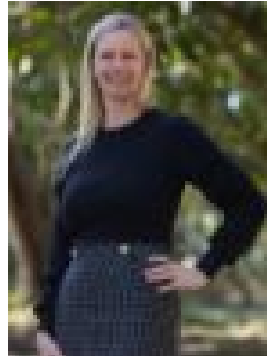
Parkings: 2

Area: 600 m2

Type: House



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## **SUBMIT ALL OFFERS BY 3PM TUESDAY 28th NOVEMBER**

This remarkable 3-bedroom home, meticulously crafted by the award-winning builder Platinum Designer Homes, boasts a versatile and intelligently designed floorplan. As you step inside, you'll be greeted by a grand entrance featuring impressive 11-foot-high ceilings, which set the tone for the entire residence, where ceiling heights range from 9 to 11 feet. The master suite offers a touch of opulence, with direct access to the swimming pool, creating the perfect retreat. It features a fully tiled ensuite complete with his and hers vanity units and a spacious walk-in wardrobe, ensuring your comfort and convenience. Bedrooms 2 and 3 are thoughtfully served by a fully tiled family bathroom, which includes a separate WC and basin area, enhancing the functionality of the space. The current homeowners have thoughtfully designated a generous area as a study or home office, reflecting their work or study priorities. Nevertheless, this adaptable space could easily be converted into a fourth bedroom, providing the flexibility to suit your specific needs and lifestyle. The open-plan kitchen, living, and dining area serves as the heart of the home, seamlessly connecting with the outdoor entertainment area. The kitchen is a dream for chefs, featuring a splendid butler's pantry. Additionally, there is a separate and spacious media room, adding to the overall functionality and appeal of this exceptional home. The house is designed around a central swimming pool, creating a charming resort-style private oasis that includes a covered alfresco area and a built-in BBQ, perfect for outdoor entertainment. Situated in an unbeatable location, within walking distance of the new marina and parks, and just a short distance from Golden Beach, this fantastic home is not to be missed. It's a turnkey property, ready for you to move in and start enjoying the exceptional lifestyle it offers.

**Main Features:-** Master suite with fully tiled ensuite and walk-in wardrobe - Amazing open-plan kitchen, living and dining area - Well-appointed kitchen with great butler's pantry- Separate sizable media room - Study/home office - Laundry room with storage- 9ft-11ft ceiling heights - Ducted air-conditioning- Solar- Resort style swimming pool- Covered alfresco with built in BBQ area - Double garage with epoxy flooring - Outdoor shed- Great location - Close to new Pelican Waters Marina precinct, local parks, walking trails and close to Golden Beach- Short drive to Caloundra CBD and local beaches- 20 mins drive to Sunshine Coast University Hospital - 30 mins drive to Sunshine Coast Airport and Shopping Plaza- 45 mins drive to Noosa- 1hr 10mins drive to Brisbane CBD and Brisbane International and Domestic Airport

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