

**39 Bellanboe Circuit, Pelican Waters, Qld 4551**



**House For Sale**

Wednesday, 8 May 2024

39 Bellanboe Circuit, Pelican Waters, Qld 4551

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 896 m2**

**Type: House**



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## BY NEGOTIATION

Presenting one of the most exquisite waterfront properties currently available. Meticulously designed to optimise panoramic water views, this unique property boasts two levels of adaptable living spaces. With 6 spacious bedrooms, 3 modern bathrooms, and a 3-car garage, this home effortlessly accommodates the needs of large or extended families. The addition of a study provides the perfect space for remote work or a private retreat. Situated on an impressive 896sqm parcel of land, with 530sqm of living space, this unique property features free-flowing living, dining, and lounge areas for a relaxed coastal lifestyle. Enter your six-star coastal oasis through an oversized triple garage with roller door access to a sunny courtyard, providing space for a fourth car or caravan. The garage also includes an additional store/wine room. Fully gated for your peace of mind and exclusivity, this property ensures the security of your family and belongings. The open plan layout of the home seamlessly combines with breakaway spaces ideal for everyday family life. The chef's dream kitchen boasts a double-width Smeg oven and ample storage, with a large island bench serving as a focal point for culinary creations and casual dining experiences. The dining and family rooms open seamlessly to your private outdoor alfresco area, overlooking a sparkling saltwater solar heated pool. Enjoy the coastal breeze and stunning sunsets year-round. The grand master suite offers exceptional canal views from a private balcony and features a luxury ensuite and a large walk-in robe with exquisite feature doors. Storing your watercraft is a breeze with the extra-large 11m pontoon, equipped with electric winch, separate floating docks, power and water. All of this positioned for privacy behind the lock while allowing for deep water access. This home is ideally located, with a private beach at one end of the street and a boardwalk and bike path at the other, catering to a diverse range of buyers. Every detail of this meticulously designed residence has been carefully considered, with extensive glass windows and sliding doors framing the water views and maximising natural light. The low-maintenance gardens and immaculate outdoor spaces ensure that there is nothing left for you to do except move in and enjoy the coastal lifestyle. Key Features:

- Featuring 6 bedrooms + purpose built office
- 3 bathrooms + powder room
- Media room + 3 additional living areas
- 20m water frontage with expansive water views.
- Potential for a dual living set up
- Projector in the media room
- 6.44kw solar power system
- Crimsafe security screens throughout
- Security camera system, gate and fully fenced.
- 3 car garage with a roller door for additional secure parking
- 11m pontoon with a winch and two float bays
- Solar heated salt water pool
- Well-appointed gourmet kitchen
- Luxury European appliances
- Abundance of storage throughout

Our vendors are committed to moving interstate so don't miss this opportunity to be part of Pelican Water's elite and embrace this luxurious home.