

44 Claremount Drive, Maroochydore, Qld 4558



House For Sale

Thursday, 7 March 2024

44 Claremount Drive, Maroochydore, Qld 4558

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 367 m2

Type: House



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\$2.75 mil

Let your imagination wander for a moment... and picture yourself in the lap of luxury, residing in a meticulously appointed executive home nestled within the prestigious canal frontage enclave of The Cove in Maroochydore. 44 Claremont Drive; an embodiment of style and refinement, is on the market and waiting for you and your family. The Cove is one of Maroochydore's most sought-after neighbourhoods and opportunities to buy into this exclusive estate are rare. An area renowned for its proximity to the CBD, the beach and Sunshine Plaza, residents of The Cove enjoy the best of both worlds: the convenience of city living balanced by the tranquillity of a waterfront lifestyle. Behind a secure picket fence, 44 Claremont Drive now invites new owners and is a home that's been meticulously curated for an executive family wanting to enjoy an unparalleled Sunshine Coast living experience. **EXCEPTIONAL HIGH-END AND WELL-CONSIDERED FEATURES YOU'LL WANT TO SEE FIRSTHAND** Several well-considered factors set this property apart from the rest. From the get-go, you'll notice the generous land size and how the master-built home has been positioned on the block to bring a distinct advantage. Boasting the largest frontage in the area, you'll have ample space to comfortably accommodate four vehicles within the gates - a rare luxury and a point of difference worth noting, especially for motoring enthusiasts. Step inside the main doors and the home's impressive entry foyer ushers you into a world of sophistication, where soaring ceilings and an abundance of natural light create an ambience of warmth and grandeur. The focus on exceptional finishes and seamless flow is established right away and you'll soon see no detail has been overlooked in the making of this executive two-storey family residence. The thoughtfully executed layout of the home will offer its new owners many possibilities. A growing family? Catered for; as there's ample space for everyone to enjoy comfort and privacy with six generously proportioned bedrooms, four luxurious bathrooms (three of which are ensuite), and two gourmet kitchens. How about working from home? Easily done by continuing to use the downstairs master as a spacious home office with ensuite convenience. A further possibility is to have young adult children living independently downstairs and then explore the option of an AirBnB income stream once they finally move out. The sheer size of this home and its cleverly designed layout present many configurations and possibilities. Ascend the staircase to the upper level, and you'll find 3 double-sized bedrooms, their beautifully appointed shared bathroom (with a separate toilet) as well as a breathtaking master suite. From the tranquillity of this main bedroom, you can bask in views of the atrium's indoor courtyard and enjoy beautiful natural light every day of the year. The sophisticated main ensuite is matched by the walk-in robe which is functional and elegant complete with drawers for treasured jewellery or the Rolex collection, and of course more than generous space for hanging and folded clothes. Upstairs living is light-filled and airy thanks to the high ceilings throughout and the perfect NE aspect. The kitchen design will delight the family chef and the cooking experience is made all the more enjoyable by high-end finishes such as solid marble bench tops, soft-close drawers and an expansive walk-in pantry. The same level of detail and quality has been replicated downstairs in the additional fully appointed kitchen. Also downstairs, where the soaring ceilings are continued, you'll find the second master bedroom with ensuite and walk-in robe (currently serving as the home office) opening out onto the glorious atrium courtyard, an additional generous bedroom, bathroom, toilet and spacious open plan lounge and dining. **THE LUXURIOUS LIVING CONTINUES OUTDOORS** The expansive living areas on this lower level seamlessly connect to the outdoors, inviting lavish entertaining on the timber deck. Picture yourself hosting friends for elegant soirees by the sparkling lap pool, and catering from your built-in outdoor kitchen, or bringing the family together to celebrate special occasions in style overlooking the water. The home has been designed with low-maintenance living in mind, allowing you to spend more time relaxing and enjoying the finer things in life. Experience a lifestyle like no other. The Cove offers an idyllic waterfront lifestyle, with endless opportunities for boating, fishing, paddle boarding or kayaking and your deck goes right down to the water's edge. So why not pull up a chair and throw in a line to catch dinner, or maybe you'd prefer feeding the well-known black swans that grace the calm waters? All of this can be done directly from your secluded backyard. Unlike properties across the canal, your home is entirely private, with no public footpaths or nearby neighbours to disrupt your tranquillity. It's true seclusion in the heart of the city. **A PRIME, RARELY AVAILABLE LOCATION** This remarkable residence in The Cove is just minutes from the vibrant Maroochydore CBD, pristine beaches, and the bustling Sunshine Plaza, so you can stroll to nearby cafes, restaurants, and shops or simply revel in the peace of your own waterfront sanctuary. Thoughtfully designed for the discerning executive family, 44 Claremont Drive is endowed with a wealth of exceptional features, including ducted air conditioning throughout for year-round comfort, an abundance of storage, wide hallways, the highest quality finishes and expansive living areas that seamlessly transition to the central courtyard atrium and the outdoor decked area. If you're in

the market for excellence and want to experience the Sunshine Coast lifestyle in its finest form, an inspection of this home is an absolute must. Remember, properties in The Cove are highly coveted and rarely become available, making this an unparalleled opportunity for the astute buyer. A SNAPSHOT OF LUXURY: • Wide block so broader waterfront access than other homes on the canal • Off-street parking for 4 vehicles behind the gate (2 x garage, 2 x driveway behind gate) Most homes in this area don't have this room. • Secure front yard with a picket fence • Ducted air-con for heating and cooling in every room • Atrium for internal natural sunlight and fresh airflow • Tall ceilings on both levels • Exclusive private water access in the rear yard • Perfect NE (northeast) aspect from living areas, kitchen, pool deck and waterfront • 6 x bedrooms (or 5 x bedrooms & 1 x home office) 4 x bathrooms (3 x of which are ensuite) • Designed to capture the natural light and breeze • Concrete lap pool with heater • Solar panels • 12 minutes to Sunshine Coast airport, 8 mins to the beach, Maroochydore CBD and Sunshine Plaza Don't miss your chance to own a piece of paradise in one of Maroochydore's most prestigious addresses. Call me on 0419 188 461 to bring life to your dream of luxury waterfront living in one of the Sunshine Coast's most coveted locations.