

# 5052 South Diamond Drive, Pelican Waters, Qld 4551

AUSMAR

## House For Sale

Friday, 24 May 2024

5052 South Diamond Drive, Pelican Waters, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 385 m2

Type: House



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**\$1,266,000**

Pelican Waters has long been celebrated as Queensland's premier waterfront destination, offering an exceptional lifestyle with a variety of residential home sites. This includes coveted properties with ocean access and stunning water views on the Sunshine Coast. The sheer stature of this two-storey home immediately demands attention even on a narrow block. The Roseville features a great sized kitchen, plenty of storage with convenient access to the laundry. Also located downstairs are the generous family and dining areas but the addition of second outdoor area means there is plenty of space for everyone. Included in this waterfront house & land package: PROMOTION Your choice of one promotion; AUSMAR Advantage - Ducted Package\* or; - Essentials Package\* or; Super Saver\* - 5% discount off the base price (applicable to First Series & Designer Collection designs only) INCLUSIONS Façade as shown Carpet and floor tiling throughout Exposed aggregate concrete to driveway, porch and patio Covenant requirements included Stone benchtops to Kitchen, Bathrooms and Powder room 2550H ceilings to both floors with square set finish FOUNDATIONAL Council fees Siteworks and engineering PEACE OF MIND 12-month maintenance warranty 6-year, 6-month structural guarantee 50-year TRUECORE® steel frame warranty\* 25-year chemical blanket termite barrier warranty EXTERNAL INCLUSIONS COLORBOND® steel roof TRUECORE® steel frames and trusses Automatic panel lift garage door Sarking and insulation to Australian standards INTERNAL INCLUSIONS Dulux Wash&Wear® paint Bosch kitchen appliances Reece plumbing fixtures Flyscreens to windows and sliding doors Light fittings, fans and power points as per electrical plan Wall hung vanities to bathroom(s) Shower niche to bathroom(s) 400x600mm Call today to discuss this House & Land package and next steps for you to start your new home journey. \*Terms and conditions apply: Price is correct as at date of publication and is subject to change without notice or obligation. Applies to selected House & Land Package only. Subject to availability. Price is based on the AUSMAR'S standard plans and specifications, standard inclusions, and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (e.g. due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or a home or the construction of a home. The TRUECORE® steel warranty currently offered is for residential applications only and is subject to application and eligibility criteria. Commercial warranties may be available on application. For full terms and conditions and to determine the eligibility of your building for a warranty visit warranties.bluescopesteel.com.au or call BlueScope on 1800 800 789. Warranties provided by BlueScope do not affect consumer rights under the Australian Consumer Law. For the AUSMAR Advantage and Super Saver terms and conditions, please speak to your New Home Consultant or visit ausmarhomes.com.au for details listed in our online brochure. Images may contain upgraded items not included in either promotion. Images and videos used in this listing are for illustrative purposes only and to be used as a guide.