

**7 Kianga Street, Pelican Waters, Qld 4551**

AMBER WERCHON

**House For Sale**

Monday, 10 June 2024

7 Kianga Street, Pelican Waters, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



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## Offers above \$1,650,000

Amber Werchon Property presents to the market 7 Kianga Street, Pelican Waters. Indulge in the epitome of luxury and comfort with this exquisite Hampton-style home, meticulously crafted by Metricon. Nestled within the prestigious Marina Enclave, this property offers a lifestyle of elegance and convenience, perfect for families and those who love to entertain and energy efficient with the 6.6KW Solar system. Property Highlights: Spacious Layout: This double-storey residence boasts four generous bedrooms, ensuring ample space for everyone. The grand master suite features a luxurious ensuite, walk-in robe, and a private balcony for you to enjoy the stunning hinterland sunsets – your personal retreat. Versatile Living Spaces: Enjoy large open-plan living and dining areas, complemented by a separate multipurpose room ideal for a home office, media room, or play area. Upstairs, an additional rumpus room provides even more space for relaxation and entertainment. Outdoor Paradise: Step outside to a large entertainment area with decking and insulated panels, perfect for year-round gatherings. Overlook the sparkling magnesium pool and watch your kids and furry friends play in the expansive yard on a 588 sqm lot – one of the largest in the enclave. Convenient Access: The gated side access is perfect for storing a caravan or boat, adding to the convenience and versatility of this remarkable property. Prime Location: Situated within walking distance to essential amenities, this home offers unparalleled convenience: IGA: Quick and easy grocery runs are just around the corner. Pelican Waters Tavern: Enjoy a meal or a drink at your local tavern. Newly Built Marina: Experience the vibrancy of the newly developed marina, perfect for boating enthusiasts. The Cove Coffee Shops: Start your mornings with a stroll to charming coffee shops for your daily caffeine fix. Parklands: Embrace the outdoors with beautiful parklands nearby, ideal for family picnics and leisurely walks. This property embodies the perfect blend of luxury, style, and practicality, making it an ideal choice for discerning buyers. Don't miss this opportunity to secure your dream home in one of the most sought-after locations. Contact us today to arrange a private viewing and experience the allure of this magnificent Hampton-style residence.