

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



**Sold House**

Monday, 4 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

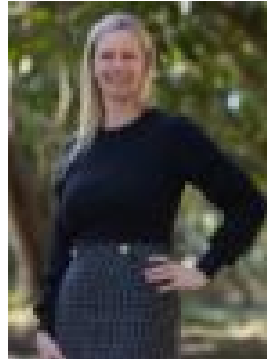
**Parkings: 3**

**Area: 750 m2**

**Type: House**



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**\$1,340,000**

This stunning residence combines a contemporary style with coastal charm, making it the perfect choice for those seeking a practical and stylish single level home. Designed to suit any family orientation, the clever floor plan offers functionality and convenience. Situated on a 750m<sup>2</sup> block, this property boasts side access right up the side of the home, complete with a covered carport. Whether you have a boat, van, trailer, or an extra car, this feature is ideal for accommodating your needs. In addition, the oversized garage and sizeable driveway provides ample storage space for all your belongings. As you enter through the formal entry, you are greeted by a generous hallway with high ceilings that seamlessly flows into the main living space. This grand open-plan area consists of a lounge setting, dining zone, and a centrally appointed kitchen with a walk-in pantry. The galley style kitchen features smart storage solutions, top-of-the-line appliances, and plenty of preparation space. With multiple indoor and outdoor settings, including a large separate family or media room, there are ample areas to entertain or relax. The home offers four spacious bedrooms and two bathrooms, along with a study. This configuration is perfect for those who work from home. The main bedroom is separate and boasts a large walk-in wardrobe and stunning ensuite. Three further bedrooms are complemented by a rumpus room and family bathroom. The bathrooms are spacious and tastefully finished in neutral tones. When you step outside, you will discover a wonderful entertaining area highlighted by a built-in outdoor kitchen and BBQ. Enjoy beautiful views over the pool and open grassed area, ideal for children or pets. The surrounding greenery creates a private oasis, providing the perfect place to unwind after a long day. A large garden shed is also tucked away in the back corner, providing additional storage space. Don't miss this rare opportunity to own a unique home in an ideal and quiet location. With an excellent park close by, walking trails and being just a short distance from Pelican Waters Golf Course, Golden Beach, Pelican Waters Shopping Village and Caloundra CBD, the position of this home is perfect. Contact us now to secure your chance to own this exceptional property!

**Main Features:-** 4 bedrooms, Master with walk-in wardrobe and ensuite- Open-plan kitchen, living and dining room- Separate media room/lounge- Study - Rumpus room- Laundry room- Zoned ducted air-conditioning- Solar- Swimming pool- Large shed- 5,000 Litre water tank - Pool shed- Easy to maintain garden- Large driveway- Side access with covered carport- Double garage with remote access- Close to local Pelican Waters and Golden Beach amenities- Walk, cycle or drive to the exciting emerging town centre and Marina boardwalk- Stroll or drive to Pelican Waters Golf Course and Pelican Waters Resort- Short drive to Golden Beach cafes, restaurants and amenities including the beach itself - Approximately 10 minute drive to Caloundra CBD- 20 minute drive to Sunshine Coast University Hospital- 30 minute drive to Sunshine Coast Airport and Shopping Plaza- 50 minute drive to Noosa- Approximately 1 hour 10 minute drive to Brisbane International and Domestic Airport and Brisbane CBD

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