

9 Stephen Burton Way, Pelican Waters, Qld 4551



## House For Sale

Wednesday, 17 January 2024

9 Stephen Burton Way, Pelican Waters, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 735 m2

Type: House



For Sale By Owner QLD

0488847018

## Offers Over \$1.5M

The Phone Code for this property is: 39381. Please quote this number when phoning or texting. Your new home at 9 Stephen Burton Way Pelican Waters is nestled in a quiet lakeside cul-de-sac. The home sits proudly on a 735m<sup>2</sup> allotment, set amongst other quality homes in arguably the best cul-de-sac of Boronia Grove. On your doorstep you have the lake which allows you to simply pop your kayak in the water and paddle away and at the opposite end of the cul-de-sac you will discover the Bells Creek esplanade pathway which goes for miles. Simply jump on your bike and you will encounter many parks, cafes, picnic areas, boat ramps, fishing spots, shops, restaurants, swimming spots, beaches and markets as you ride along the pathway. A short 2 minute drive away you will come across the Greg Norman designed Pelican Waters Golf course. Not only does it provide a championship course but some of the best facilities in the country. If all those features are not enough for a suburb then you can add the new Pelican Waters Marina with its safe harbour marina located in the protected waterways of Pelican Waters, including modern wet berths and dry boat storage. This stylish and expansive modern master-built home provides 389m<sup>2</sup> of exceptional craftsmanship. With its abundance of light and quality airflow provided by the large retractable sliding doors that capture the sea breezes and allow a seamless transition from the indoors to the outdoors, it will captivate you and allow you to enjoy the tropical resort style living the home has to offer. A single level home has an exceptional floor plan. The segregated master has a double ensuite and walk in robe and overlooks the tropical resort style pool, spa and gardens. There are three more spacious bedrooms all with built in wardrobes and overhead fans as well as a separate room off the main entry which could be utilised as a home office, study, therapy, beauty, games or a media room. This superb entertainer includes internal casual and formal dining and living spaces and two astounding outdoor alfresco areas. One overlooking the pool and spa and the other overlooking the beautiful landscaped gardens. With secure covered parking for 3 vehicles behind the automated front gate, including a generous double garage, with remote entry and a carport you can have peace of mind that your cars, jet ski, golf buggy, boat or caravan are protected. There is space for more vehicles if needed. Inclusions:- Large double garage with internal access to main entrance- Dream kitchen with abundant storage & stone benchtops- Superb brand new 5 burner gas cooktop and electric oven- New ducted vacuum- Ducted, zoned reverse cycle air-conditioner- Automated garden sprinkler system- Electronic remote front gate- Electronic remote garage door- Electronic outdoor blinds- Several oversized living areas- 4 good sized bedrooms all with robes and ceiling fans- Segregated large master with double ensuite- Separate media/study or retreat room- Ceiling fans- High ceilings- 2 alfresco areas- Beautiful low maintenance landscaped gardens- Outdoor pool with fountain- Brand new outdoor Spa- Rain water tank- Solar system- Extra undercover parking for boat, Jet Ski or caravan- Quiet cul-de-sac - Lake for fishing or kayaking a stone's throw away from your door An exceptional home and tropical lifestyle in the highly desired suburb of Pelican Waters won't last long so enquire now...Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.