

**12/41 Mahogany Drive, Pelican Waters, QLD, 4551**



**House For Sale**

Thursday, 1 August 2024

12/41 Mahogany Drive, Pelican Waters, QLD, 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Ray Daniels

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## Executive Living in your Exclusive Gated Community

Nestled on a generous 592sqm parcel of prime land, this expansive, elegantly designed single-level executive residence epitomizes low-maintenance, high-comfort living, dazzling with its sophistication, superior quality, and practicality.

The home's contemporary neutral tones enhance the vast, sun-drenched interiors, fostering a tranquil atmosphere perfect for professionals, retirees, or families seeking growth and serenity.

Its versatile open floor plan adapts to your lifestyle preferences, while seamless indoor-outdoor integration is realized through broad timber-framed glass sliding doors.

The state-of-the-art kitchen, a vision of culinary excellence, overlooks the living spaces, extending to the ample alfresco area and the glistening swimming pool, ensuring hosting and daily meal preparation are conducted with ease and flair.

The tranquil master suite, a haven of relaxation, offers stunning views of the pool, a spacious walk-in wardrobe, and exclusive entry, rounding out the home with a strategically placed office for optimal work or study conditions and a capacious media room.

A stone's throw away lies the prestigious Pelican Waters Golf Club and Resort and Spa, ideal for social & dining experiences.

This is a unique chance to own a flawless property, one of just twelve elite homes in the sought-after Pelican Waters Bells Creek. Contact us today to arrange your viewing.

Key features include:

- Exclusive gated community, tennis court, secluded gardens, and alfresco space
- Low-maintenance 592sqm site with manicured gardens
- Open-concept living, serene alfresco setting
- Peaceful swimming Pool with an artistic water feature
- Eco-friendly Solar power with a 2.5kW 8-panel system
- Gourmet kitchen with premium 2pac finishes, stone countertops.
- Dedicated study and media room
- Master bedroom with direct pool access
- Comprehensive ducted air conditioning, ceiling fans, and plantation shutters
- Spacious Double Garage with Epoxy Flooring: Durable, easy to clean, and stylish.
- Side access for your Boat, Trailer or Mobile Home
- Annual body corporate fees are a low (Approx.) \$2500 p/a
- Council Rates \$1,121 p/a
- Delightful walkways at your doorstep
- A few minutes' drive from Pumicestone Passage and Golden Beach
- Proximity to all the Great Pelican Waters' amenities
- Be at the beach within minutes
- Nearby schools, public transport, downtown Caloundra, Power Boat Club, Stockland Shopping Centre, Woolworths, Aldi, Dan Murphy's, and Golf Club. Pelican Waters Shopping Centre is a short drive away.
- Close to the Golden Beach Shopping Strip, with cafes and daily essentials
- About an hour's drive to Brisbane and both Domestic and International Airports
- Just 30 minutes away from Australia Zoo, the Glass House Mountains, and Sunshine Coast Hinterland
- Near Sunshine Coast Hospital and University Precincts
- Around a 40-minute drive to Mooloolaba, Maroochydore, Noosa, and Sunshine Coast Airport

We are here to help, please contact us to avoid missing out!