

# 41 Meridien Drive, Maroochydore, Qld 4558



## House For Sale

Thursday, 21 March 2024

41 Meridien Drive, Maroochydore, Qld 4558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 326 m2**

**Type: House**



John Stamp  
0423042787



Callum Platz  
0431232223

## Offers over \$1,778,000

Nestled within the serene confines of one of Sunshine Cove's most coveted locations, 41 Meridien Drive is more than just a home – it's a beautifully crafted intelligently designed residence that delivers an exceptional lifestyle opportunity. Boasting a ground floor master bedroom and ensuite, north facing aspect over the water and a large multi- use family room, this unique property blends functionality with elegance, offering a harmonious flow that is sure to impress. Entering through the front door you are welcomed by an abundance of natural light as the large open plan living, dining and kitchen areas give way to an outdoor entertaining area with views out over Sunshine coves iconic waterway. Large sliding doors, when open, expose a ninety-degree section of the dining room, creating fluid transition between internal and external spaces. External adjustable awnings have been strategically installed to adapt to varying weather conditions, guaranteeing optimal comfort for outdoor living, regardless of the elements' direction. The opposite side of the entry extends through a sitting area to accommodate the master bedroom, featuring a generous walk-in robe and an ensuite, providing a private sanctuary on one side. On the opposite side, you'll find the convenience of a second bedroom. The lower level is complemented by an expansive double garage, offering the ample storage, families of any size require. Adding to the functionality, a doorway externally links the garage to rear of the property, ensuring optional accessibility between the two. Upon ascending to the first floor, you'll discover bedrooms three and four, both of which offer the perfect retreat to wake up to serene water views. Starting your day with a cup of coffee on this balcony is an idyllic setting for your morning routine. A first-floor office space serves as a versatile transition hub, seamlessly connecting the staircase, bedrooms three and four, sunroom, bathroom, and the enormous family room. This family room offers limitless possibilities, adaptable to your preferences and lifestyle. Whether it's transformed into a kids' playroom, a cinema and lounge area, a vibrant bar and games room, an additional bedroom, or a combination of these, the choice is yours. Equipped with a convenient wet bar and ample cabinetry, refreshments and snacks are always within reach. Plus, with ducted air-conditioning ensuring optimal comfort throughout the year, this space is perfect for any purpose you envision. The essence of this property lies in its location, size, functionality, and versatility – qualities that must be seen and experienced to be truly appreciated. Features at a glance • ? Ground floor master bedroom • ? North facing aspect • ? Large multipurpose family room • ? Total internal floor area of 280m<sup>2</sup> • ? Ducted and split system Air- conditioning • ? Solar hot water • ? Security gate and doors • ? Ample storage space throughout Position • ? Direct access to Sunshine coves interconnecting walkway, linking the Maroochydore CBD to your door step. • ? 10minute Uber to Maroochydore airport. • ? Bike ride to Primary and secondary schools. • ? Walk to Café's and Aldi on Flinders Lane.