

**46/1 Millennium Circuit, Pelican Waters, Qld 4551**



**Unit For Sale**

Wednesday, 10 July 2024

46/1 Millennium Circuit, Pelican Waters, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Offers Above \$1,100,000

RE/MAX Property Sales proudly presents to market: 46/1 Millennium Circuit, Pelican Waters. This spacious first floor apartment in the desirable Vardon Point complex offers resort-style living of the highest calibre with the added bonus of a glorious view of the Pelican Waters golf course from the main balcony - the 18th hole in fact! Across approximately 174m<sup>2</sup> this light-filled apartment comprises three bedrooms - two with their own exclusive balcony, two bathrooms, powder room, quality kitchen, open plan living/dining, large 3.1mx5.4m main balcony overlooking the fairway, lagoons and beyond, plus separate laundry. There is basement parking for two vehicles (side-by-side) and storage. Original owner occupier of over 20 years has kept in immaculate condition and it is ready to rent out or even better move straight into live and love. Features include split system air-conditioning in living, ceiling fans, stone benches in kitchen and bathrooms, soft close cabinetry, stainless steel appliances, separate bath and shower in family bathroom, and generous storage. Residents of Vardon Point enjoy access to onsite facilities including 25-metre heated lap pool, free form resort pool, heated spa, full sized tennis court, BBQ areas, and manicured tropical gardens and lawns; onsite management keep the resort impeccably maintained, and it is a gated community with secure intercom entry. There is plenty of visitor parking, and it is pet-friendly (stbca). Not only is the Greg Norman designed golf course just footsteps away, Pelican Waters Resort is right next door with day spa, beauty salon, and dining - and the Golf Club also serves breakfast and lunch Tuesday to Saturday. Pelican Waters Shopping Village, marina, and tavern is only a few minutes' drive, it's seven minutes to the sparkling waters of the Pumicestone Passage at Golden Beach and it's 10 minutes to Caloundra CBD and patrolled surf beaches. Lifestyle and location-driven buyers seeking low maintenance living - something easy to lock and leave when off travelling, should put this top of the list, it offers lashings of lifestyle in a golden location so close to all the fun stuff - golf, beaches, waterways, dining, and entertainment. Pack the golf clubs, chill the champagne, and let the joie de vivre commence. Our favourite features -

- Perfect size for a couple or small family - 174m<sup>2</sup> in total
- Quality kitchen with stone benches & stainless steel appliances
- Three balconies in total - abundant light & lovely outlook
- Secure basement parking for two vehicles plus storage
- Gated complex with onsite management & fabulous facilities
- Just minutes to Pelican Waters shopping, marina, & tavern
- Perfect golf or getaway resort retreat or investment opportunity
- Short stroll to Greg Norman-designed Golf Course, club house and The Pelican Waters Resort
- Close to new emerging Pelican Waters Marina Precinct
- Minutes to local beaches, shopping and lifestyle amenities
- Fantastic long term growth potential
- Lift access from car park
- Serenity, cross breeze and beautiful views throughout this beautiful apartment
- Secure complex
- Pelican Waters Shopping Centre 3-5 minute drive
- Caloundra CBD and local beaches 10-15 minute drive

Body corporate fees - \$10,776 approx. per year  
Sinking fund balance - \$331,193 approx.  
Rates - \$2,100 approx. per year  
Don't miss the opportunity to make this dream home yours. Call Sean today to book your private inspection. Will be sold!

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.