

SOLD



Maroochydore



## Waterfront Perfection...Won't Buy Better!

Ideally located in a quiet "all waterfront" cul-de-sac on the main canal, with Maroochy River estuary and exciting CBD just a stroll away, is this stunning as new waterfront home with all you could ever want.

This immaculate property delivers the very best in waterfront living and relaxed Sunshine Coast lifestyle, without spending the megabucks demanded elsewhere. The location is one of the Coast's best kept secrets and perhaps the most convenient, with easy access to almost everything. Sunshine Plaza, Ocean St gourmet precinct, Cotton Tree village and surf beach are all on your doorstep; not to mention Chambers Island and one of the Coast's best swimming beaches just 4 min walk up the street.

The list of quality features is long, but here are just a few...

\* Absolute 20m frontage to main saltwater canal.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	388

### Agent Details

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### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

- \* Generous professionally landscaped 742m2 block.
- \* Easy-care tropical gardens and Bali bamboo fencing.
- \* Large 8m private pontoon with power & water connected.
- \* Full-size over-water deck with lighting & built-in umbrella.
- \* Additional pool-side hardwood deck under shade sail.
- \* Saltwater lap pool with 6000 litre aquarium as feature.
- \* Solar hot water with gas booster, 3 kW solar power.
- \* Four living areas, including purpose-built home cinema.
- \* Dining & lounge open via timber bi-folds to spacious outdoor room.
- \* Designer stone & 2-pack kitchen with huge walk-in pantry.
- \* Quality stainless steel appliances, including dishwasher, microwave & espresso.
- \* Fully ducted reverse-cycle air conditioning to all rooms with zone control.
- \* A-bus digital music system with remote zone control throughout.
- \* Master bedroom with water view, both walk-in & built-in robes & large en-suite.
- \* Additional double bedrooms with built-in robes, A/C and designer fans.
- \* "Crimsafe" security mesh to all windows and laundry door.
- \* Extended double garage with auto door and internal access.
- \* Luxurious, hard-wearing Sir Walter Turf to front yard and nature strip.
- \* Solid rendered privacy wall with remote-controlled automatic gate.
- \* Situated in quiet cul-de-sac, easy 3 min stroll to Maroochy River.
- \* Walking distance to Sunshine Plaza, Maroochydore CBD & schools.

This property is priced well below replacement cost, as the owner's have signed a contract elsewhere and require a quick sale. For genuine buyers in the low million dollar plus range, the value should be self-evident. Don't miss this opportunity to invest in your ultimate lifestyle with financial security assured.

Call today to arrange your private viewing of this stunning waterfront property.

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