

That's an error.

That's all we know.



















2, 6 Sylvie St, Pelican Waters



### HOUSE SIZED DUPLEX ON CORNER BLOCK

If you have been searching for the perfect house sized duplex, then move this one to the top of your must-see list!

This private residence on a corner block features three good sized bedrooms, a large open plan kitchen, dining and living room and a spacious undercover outdoor alfresco area with the bonus of a double remote garage plus side access to park a caravan, boat or trailer.

The home is well positioned in a quiet street in Pelican Waters surrounded by other high-quality homes and close to walking paths and the new Town Centre and Pelican Waters Marina.

- Modern kitchen with gas cooking, stone benchtops, loads of storage and a breakfast bar
- Open plan tiled and air-conditioned living and dining
- Master bedroom cleverly designed away from the other two bedrooms with walk in robe and ensuite
- Dedicated built-in study off living area
- Private outdoor entertaining area with pull down blinds and plenty of room for a barbeque
- High ceilings, security screens, fans and white plantation shutters throughout
- Double lock up garage with epoxy flooring, storage and with the convenience of internal access to home
- Solar electricity, water tanks and garden watering system in place
- Fully fenced block with security of electric gate
- Low maintenance established gardens
- Room to park a van or boat securely behind the fence
- Garden shed
- No Body Corporate Fees – just a shared Insurance between the two

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**Price** SOLD for \$950,000  
**Property Type** Residential  
**Property ID** 10990

#### AGENT DETAILS

Steve Venn - 0418 288 325

#### OFFICE DETAILS

Golden Beach  
 SHOP 2 50 Landsborough Pde  
 Golden Beach, QLD, 4551 Australia  
 0418 288 325



buildings

This lowset three-bedroom duplex home is in the desirable area of Pelican Waters close to shopping centres and a short drive to the beaches and CBD of Caloundra.

Approximately 35 minutes to the Sunshine Coast Airport and 45 minutes will have you in Hastings Street Noosa.

The Bruce Highway around a 15-minute drive away will have you to Brisbane in just over an hour.

A great opportunity awaits the new lucky owner and Steve welcomes your enquiry on 0418 288 325.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*