

Sold



9 Carr Place, Pelican Waters



## A FANTASTIC OPPORTUNITY TO BUY A FABULOUS FAMILY HOME

This beautiful home sits elevated near the end of a quiet, family friendly cul-de-sac. Launch a kayak or wet a line on the lake at the end of the road, or simply catch a breeze through the warm summer months. With a well thought out floor plan and attention to detail, this is a wonderful family home and a wonderful entertainer.

Boasting four large bedrooms plus a fifth bedroom / study, there is room for the largest of families. A large kitchen with breakfast bar and ample cupboard space, overlooks a fabulous open plan dining and lounge area, which flow effortlessly out to the pool and covered alfresco. Add to this a second lounge, a separate laundry room, a guest powder room, more storage and a drive through from the garage onto a hardstand area around the back of the home.

This well presented, freshly painted home, is situated within walking distance of the new Pelican Waters Town Centre and only a 5 minute drive from the Golf Club and local private school.

The home offers easy living, with paved and decked back entertaining areas, a good sized swimming pool and a very well maintained front garden.

This is a family home of the highest order, situated in the quieter part of Pelican Waters.

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700 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	2396
Land Area	700 m <sup>2</sup>

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



Come and have a look for yourself, this home will not be available for long.

#### Key Features:

- 4 Bedrooms with built in wardrobes and ceiling fans.
- Master Bedroom has a walk-in wardrobe and ensuite.
- 5th Bedroom / Study.
- A second large family bathroom.
- Large open plan lounge, dining and kitchen.
- Second lounge.
- Separate laundry room and additional storage cupboards.
- Multiple covered alfresco areas.
- Triple remote lock up garage, with drive through.
- Sparkling in-ground swimming pool.
- Fully fenced with easy care gardens.
- Water tank.
- Separate shed for the pool pumps
- Low maintenance 700m2 block.

For further information call  
Simon Bruce on 0448 00 00 88

*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.*