

That's an error.

That's all we know.



















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.

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

5 2 4 700 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2396        |
| <b>Land Area</b>     | 700 m2      |

### 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



- Low maintenance 700m2 block.

For further information call

Simon Bruce on 0448 00 00 88

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