

That's an error.

That's all we know.



















75 Amarina Avenue, Mooloolaba



**SUPERB, SPACIOUS ENTERTAINER'S DELIGHT.**

Imagine catching gentle sea breezes and relaxing in a spacious, modern home overlooking the Mooloolaba canal from your kitchen or living room or strolling outside to a massive undercover outdoor alfresco entertaining area overlooking impressive lawns and gardens.

Only an inspection offers a true appreciation of the quality and value of this newly listed property. With maximum space and many desirable features, this relatively new home has been designed and engineered to the highest standard and will be sold at exceptional good value.

Large blocks are currently in demand and this genuine five double-bedroom home sits on an enviable north facing 943m2 level block with a total livable indoor area of 585m2.

The interior features high ceilings, a fully suspended slab and double insulated walls, ceilings and roof. For all year round comfort the home boasts efficient ducted air-conditioning with internal louvers and laminated climate glass. The home impresses in modern, functional family living offering a large downstairs media and games room and an indoor/outdoor alfresco entertainment area with built in BBQ kitchen overlooking an expansive 300m2 of manicured lawns and gardens.

The master bedroom has been designed as a parent's retreat with en-suite, walk-in wardrobe, study and balcony while the fifth bedroom is a self-contained unit complete with separate access and its own air-conditioning - great for guests, or older children.

In keeping with the exceptional quality of the rest of the home the interior boasts a superb standard of fixtures and fittings with 600mm floor to ceiling tiles in all bathrooms, stainless appliances, gas cooktop, Caesarstone bench tops, soft close draws, laundry chute and ducted vacuum system. Another advantage of this large block are the additional features afforded by extra space such as the high entry triple remote garage plus workshop with 3-phase and 15-amp power, a handyman's dream. Storage racks can be used to house a range of surf craft such as standup paddleboards or surf skis. With the canal just a short stroll across the road, this is an ideal spot to explore the waterways out to the ocean and the beautiful world class Mooloolaba beach.

The property just keeps giving with room to park a boat, van or motor home on the hardstand inside the secure remote access gates. If needed, there is more room at the rear of the property for storage with potential for a separate

5 3 6 943 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2414
<b>Land Area</b>	943 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



side access from the reserve.

An opportunity not to be missed.

Call today to make your appointment.

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