

Sold

# Sold by Myles Blackwell 0434706188

Lot 132 Paroo Lane, Pelican Waters



## BRAND NEW...COMPLETION JUST 16 WEEKS AWAY

This exciting, stunning new 4 bedroom, 2 car, 2 bath house and land package has plenty of street appeal to greet and welcome you home. A thoughtful amount of architecture has blended with high end finishes (including stone bench tops, square set plaster, DeLonghi European Appliances and more) to make your decision easy. Rather than experience the pain of the unknown during the round about and merry go round of building your own home, this opportunity provides you a secure plan to be the beneficiary of a brand spanking new home.

Simple, refined, picture framed front garden, rendered letterbox, exposed aggregate driveway and featured front door invite you inside to a modern, most popular open floor plan. To enhance your comfort and easy living this home has been cleverly designed for the Queensland climate. The family, living, kitchen and outdoor deck entertainment area are north orientated to take full advantage of the sun's path and natural breezes all year round. A plan that creates space, with natural light, more vista, perfect for entertainment or while multi tasking in the kitchen and watching your young ones. Inclusions are too many to mention, so please refer to list.

The outdoor deck entertainment area flows into a nice back yard area where there is room for a trampoline, growing a veggie lot or to get out the cricket bat and ball.

400 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	2681
Land Area	400 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



In terms of location the Pelican Waters precinct offers so much more than the average Sunshine Coast suburb. The waterways of Golden Beach and Bullcock beach are on your doorstep and will become your new playground. Schooling for both primary and secondary provides abundant options with Caloundra City Private School and Golden Beach State Primary School within 5 minutes, and the jewel of the Sunshine Coast (The University Of the Sunshine Coast) is just a 15 minute drive along the Bruce Highway.

Pelican Waters really does give you the best of both worlds for world class fishing, diving, boating and general water sports and you are 3 minutes away from the premier Greg Norman designed golf course. On top of this, easy access to Brisbane City (Australia's most liveable city) can be enjoyed with a short 50 minute drive along the Bruce High Way. The ballet, inner city fine dining and the popular South Bank can be a weekend getaway or day trip from this popular Pelican Waters destination.

This beautiful, stylish, modern home has the following inclusions:

- Fixed site costs – No extra for slab
- Guaranteed 16 week build time
- HIA Member Builder
- 6 year QBCC Structural warranty
- Colour consultation to select all colours with Interior Designer
- Colorbond Roof
- Render to all cladded walls
- Front Façade with feature cladding and awnings
- Feature front door with Architectural front door lock
- Lever door handles throughout
- Electric Hot Water System – Off peak tariff
- 2 x Split System Reverse Cycle Air Con units to Family room and Master Bedroom
- Square set ceilings to entire home
- 20mm Stone to Kitchen, Bathroom, Ensuite and Laundry
- Delonghi European Appliances
- Porcelain toilets with soft close seats
- Semi frameless shower screens
- Frameless mirrors
- Tiles to all living areas
- Carpet to all bedrooms and robes
- Insect screens to all windows and doors – Excluding rear garage door
- Roller blinds to all windows and sliders – Excluding external swing doors
- Clothesline
- Rendered letterbox
- Exposed aggregate driveway as per plan shape
- External path as per plans
- Fully fenced

*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.*