



### 3 Tripcony Ct, Pelican Waters



#### ALL THE BOXES HAVE BEEN TICKED WITH THIS ONE!

We are pleased to present to the market this stunning low set home ideally positioned on a corner block in the desirable location of Pelican Waters. The home has been well loved and cared for by the same owners for close to 30 years and is meticulously presented as new.

Every aspect of this home has been carefully thought out and each space utilised in the best way possible, large separated living areas for the whole family to spread out in comfort, the large resort style swimming pool with Bali Hut for soaking up summer rays to the clever car, boat and motorhome accommodation that will impress all who inspect. There is so much to love about this home – your own private oasis!

The home has several large living areas, is decorated in a neutral colour palette and is filled with natural light throughout.

The kitchen is modern and centrally located, has stone benches, loads of storage cupboards and a servery through to the outdoor undercover area overlooking lush gardens and an in-ground pool.

The four bedrooms are all generous in size with the master suite featuring plenty of robe space and stunning en-suite.

The remaining three bedrooms are immaculately presented and complete with built in robes and ceiling fans. A dedicated study/home office is positioned adjacent to the master bedroom and could also be the perfect nursery if needed.

Entertaining 'alfresco' will not disappoint with a generous undercover area

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**Price** SOLD for \$1,525,000

**Property Type** Residential

**Property ID** 4903

#### AGENT DETAILS

Steve Venn - 0418 288 325

#### OFFICE DETAILS

Golden Beach

SHOP 2 50 Landsborough Pde

Golden Beach, QLD, 4551 Australia

0418 288 325



amongst the beautiful gardens and where you to relax and enjoy special time with family and friends and with clever use of glass pool fencing you can keep an eye on the kids frolicking in the swimming pool.

A large gazebo with thatched roof is set on an elevated timber deck inside the pool boundary and would be an ideal spot to place a day bed and relax with a good book!

Bring your cars, vans, boats and trailers as secure accommodation for the toys has been well thought out.

- Triple lock up remote garage freshly painted and with new epoxy floors and internal access to the home
- A double carport with a high roof line will secure the largest of Winnebago's or your pride and joy boat!
- Side access behind a lockable gate to store a trailer or tinny with a fish cleaning and filleting area complete with sink and storage to boot!

So many extras that include

- \* Combustion fireplace in one of the living rooms
- \* Ceiling fans and screens throughout and air-conditioning
- \* Large solar electricity system to minimise those bills
- \* Water tanks with two tap points sufficient to service all garden areas
- \* Garden sheds for your mower and garden tools to be stored neatly away
- \* An electric gate with new motor plus lockable pedestrian entry gate
- \* Mature gardens plus your very own established vege and herb patch!

Pelican Waters is close to all amenities including shopping centres, both primary and secondary schools, the CBD of Caloundra and of course your choice of beaches. Golden Beach's shopping village with cafes, the calm waterways of Pumicestone Passage, numerous boat ramps, picnic spots and walking paths are some of the reasons why the southern end of the Sunshine Coast is so popular amongst buyers.

This home will be sure to impress and a full half hour inspection is recommended to appreciate all on offer.

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