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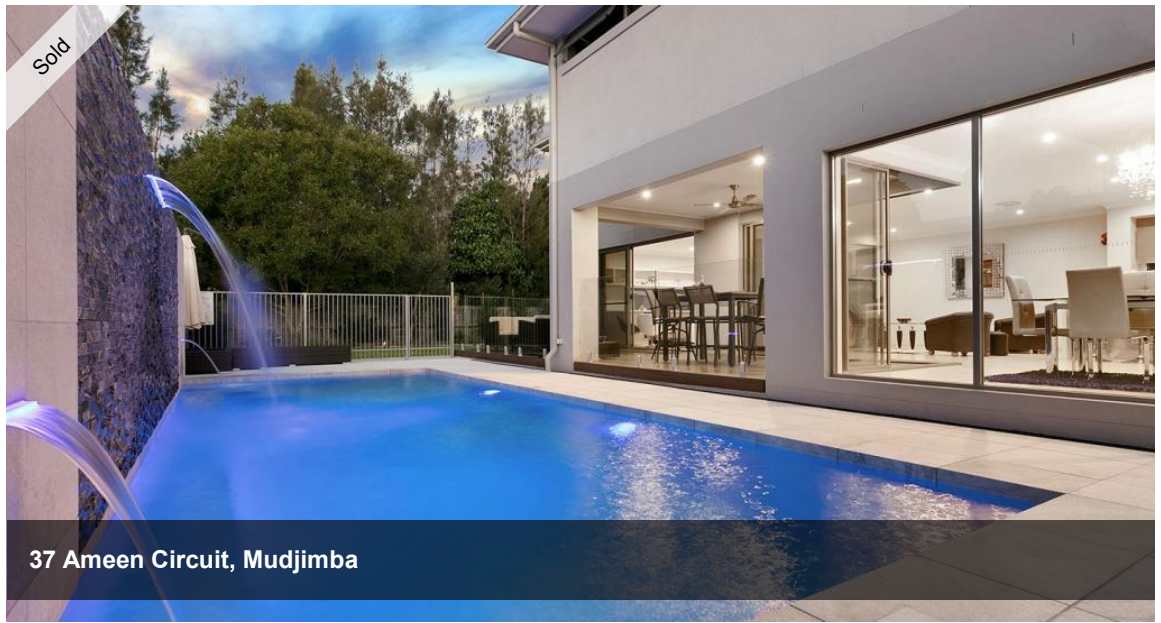












**37 Ameen Circuit, Mudjimba**



**LUXURY COASTAL LIVING AT ITS BEST**

Prepare to be wowed from the minute you enter this stunning property. Showcasing expansive luxury living both indoors and out, this stunning home is an entertainers dream and offers the very best of coastal lifestyle living.

Constructed and finished to the highest standard throughout, features include high ceilings and earthy sophisticated finishes of timber & stone with walls of glass that open back to bring the outdoors in and merge with the surrounds.

With a multitude of living and entertaining zones both inside and out, the focus is on comfort and lifestyle. Four spacious living areas inside, includes a separate cinema room. The outdoor entertaining pavilion is linked to indoor living and entertaining by opening back a wall of glass to merge seamlessly with the surrounds. All overlooks the stunning resort pool with feature waterfalls framed by the bush backdrop. Quite simply this is coastal lifestyle living at its best.

The gourmet kitchen is equally impressive and is finished with premium luxury appliances, (including rotisserie oven), waterfall stone benchtops and Butlers Kitchen. The elegant dining room overlooks the pool separated by a wall of glass and is the perfect place to entertain.

A stunning cantilever stair case links the two levels where upstairs you will find four spacious bedrooms. The spacious master suite features a luxurious ensuite with large separate shower and stunning stone cabinets. The same theme carries through to the main bathroom which is also finished to the highest standard. A second master bedroom suite is enormous and opens to a private balcony. The remaining bedrooms are also spacious, all include airconditioning and three of the four bedrooms feature walk in wardrobes.

There is also an upstairs living area creating a peaceful retreat away from the hub of the home. Data, Internet and HDMI cabling has been connected to all bedrooms and living areas.

Other luxury finishes include 1.5 kw of solar panels and solar hot water to reduce power output, 15,000 litre underground water tank, home network pro and security alarm system and ducted airconditioning throughout. Quite simply everything has been covered here, including the oversized garage (2 and a half car width) allowing for generous extra storage as well as shed in the rear yard.

The location is perfect, quiet culdesac with no rear neighbours just a short

4 2 2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 65

**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



stroll to Twin waters Golf Course, local shops, cafes and restaurant. With the beach just a few minutes away there is no reason for not dipping your toes in the surf every day if you wish.

Homes of this quality rarely become available and with serious sellers interested buyers should not delay an inspection on this stunning home.

What we love –

- Spacious indoor and outdoor living zones merge with surrounds
- Stunning in ground pool with feature waterfall
- Elegant dining room overlooking pool framed by wall of glass
- Gourmet kitchen, Butlers pantry, prestige inclusions and finishes
- Media/cinema room
- High ceilings and premium finishes and fittings throughout
- 4 bedrooms including 2 master bedroom suites.
- Home network pro and security alarm system
- 1.5 kw solar panels, solar hot water, 15,000ltr underground water tank
- 2 and a half car garage with generous storage and separate shed
- Easy stroll to twin waters Golf Club, local shops, café and restaurant.
- Mins to local beaches
- Less than 10 mins to Maroochydore CBD, 15mins to Private schools including SCGS, Matthew Flinders College, Suncoast and NCC.

*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.*