

**2/36 Pelican Waters Boulevard, Pelican Waters,
QLD, 4551**



House For Sale

Monday, 28 October 2024

2/36 Pelican Waters Boulevard, Pelican Waters, QLD, 4551

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Type: House

Coastal Chic Resort Style Living with Endless Features

Located in a tightly held, boutique gated community, this expansive, executive style home is simply stunning! Seven years young, the prestigious custom designed residence spans three levels and enjoys water views and waterfront access. This is refined resort style living at its best!

Set on a private, picturesque block, this 347m² custom designed property features six bedrooms, four bathrooms, gourmet kitchen, wet bar, multiple living areas, double lock-up garage, private garden, alfresco entertaining area, rooftop spa, ducted air conditioning, oversized Italian and marble tiles, plantation shutters, intercom and alarm and so much more.

The first level features a double lock-up garage with internal access that leads through to the large and inviting living and dining areas and the decadent chef's kitchen. Complete with Caesarstone benchtops and eat-in island, Miele appliances, walk-in pantry, mirrored splashback and an abundance of soft close cabinetry, this is a kitchen fit for Jamie Oliver and MasterChef! The kitchen flows seamlessly through to the dining room, covered alfresco entertaining area and low maintenance, fully fenced garden. The first level also comprises a stunning and spacious bedroom with walk-in-robe and designer ensuite finished with stunning floor to ceiling marble tiles.

Eye-catching engineered floating timber stairs lead up to the home's second level which has been cleverly designed with a breezeway that both connects and separates the spaces. Down one end of the breezeway is a self-contained section of the home that features two large bedrooms, beautiful bathroom, living area, kitchen and a separate entry – perfect for short or long term renting, Airbnb, guest quarters or just extra space to live your best life in! On the other side and in the main part of the home, there is a vast open-plan living area, exquisite marble bathroom and three spacious, well-appointed bedrooms. Two of the three bedrooms feature private balconies, and one showcases an opulent ensuite and walk-in-robe – an idyllic private sanctuary.

Last but definitely not least, there is the home's third level - a stunning, private rooftop deck complete with a bar and entertaining area, spa and water views. The rooftop deck is the perfect spot for entertaining or, at the end of a long day, pouring a drink, dimming the lights and soaking your stresses away.

Just one of 14 designer custom individual homes in the exclusive gated estate, privacy, security and serenity are assured. Enjoying freehold title, exceedingly low body corporate fees (just \$22.73 per week!) and rental or Airbnb opportunities, this home represents not only a luxurious, coastal lifestyle, but also an astute investment.

When you're home, you are a world away in your resort-style oasis, but when you need to head out, you are just a short stroll to the supermarket, shops, doctors, cafes and public transport and an easy drive to the CBD, excellent schools, university, plaza and the Sunshine Coast's best beaches.

This spectacular, designer home is pure perfection. With an abundance of space, style, luxury, and premium features, this home truly has it all and is the epitome of refined, coastal living.

Summary of Features:

- Exclusive individual custom designed home in a highly sought-after gated community
- Free Hold titled land
- Custom design by Home
- Water views and direct waterfront access
- 7 years young and only one owner
- 6 bedrooms, 4 bathrooms & multiple living and entertaining areas
- Self-contained section for rental income, Airbnb or guest quarters
- Gourmet designer kitchen
- Double lock-up garage

- Private garden and alfresco entertaining area
- Rooftop spa and bar area
- Premium fixtures & fittings throughout including Caesarstone benchtops, Italian and marble tiles, Miele appliances, plantation shutters
- Ducted air conditioning & ceiling fans
- 6KW Solar
- Intercom, alarm & security system
- Freehold title and low body corporate fees
- Short stroll to the water, supermarket, shops, cafes, amenities and public transport