

**6 Botany Drive, Pelican Waters, QLD, 4551**



**House For Sale**

Wednesday, 27 November 2024

6 Botany Drive, Pelican Waters, QLD, 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A Spacious Single Storey Home With Lots Of Potential On a Generous Block**

Situated in a quiet and peaceful residential location within the heart of Pelican Waters, stands this spacious home with a pool.

The property offers an abundance of potential and being within walking distance of Pelican Waters Marina Precinct and Cove itself, this home could be a fantastic long-term growth purchase.

Living accommodation comprises of a spacious lounge and a larger than average kitchen-family room overlooking the pool and garden. There is also an alfresco area which is accessible from the lounge and the family area.

The master bedroom has an ensuite and the three further bedrooms all have built-in wardrobes and ceiling fans.

The 800m<sup>2</sup> block has great frontage and is enclosed with a gate. The rear garden comes with its own in-ground pool.

We look forward to meeting you at 6 Botany Drive!

### **Features:**

- Master bedroom with ensuite
- Lounge room
- Kitchen/family room
- Ceiling fans and wardrobes in all bedrooms
- Refrigerated cooling as well as split-system air-conditioning
- Solar
- Laundry room
- Large block
- In-ground swimming pool
- Great location
- Lots of potential
- Walking distance to Pelican Waters Marina, Shops & Cove
- Short drive to Pelican Waters Resort & Pelican Waters Golf Course
- Short drive to Golden Beach shops, cafes, restaurants and Esplanade
- Approximately 10-minute drive to Caloundra CBD & local beaches
- Approximately 15-20-minute drive to Sunshine Coast University Hospital
- Approximately 30-35-minute drive to Sunshine Coast Airport and Sunshine Plaza
- Approximately 50-minute drive to Noosa
- Approximately 1 hour 15-minute drive to Brisbane International & Domestic Airports

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