

4 STINGRAY HARBOUR COURT, PELICAN WATERS, QLD, 4551



**SOLD**

## PELICAN WATERS PRIVACY & PROXIMITY

Quality living on a larger than most 1,153m<sup>2</sup> block. Enter this expansive 300 sq. m. home by an elevated foyer. You will find cathedral ceilings in the two open plan living areas. A substantial covered outdoor living overlooks the fully automated inground salt water pool and the landscaped gardens beyond.

First time on the market-built in 2003

The chef's kitchen with 5 burner gas cooktop and island bench adjoins both open plan living areas.

Plenty of space to park your caravan or boat plus a single carport and double garage. security is enhanced with electric gates. the double garage has a small workshop area at the rear.

The previous owner was an accomplished potter and the back yard has a lined and air conditioned shed designed for this purpose

Some tweaking and it could be repurposed as a separate office or studio.

Both the living areas and the ensuited master bedroom all face north, bathing the home in natural light. The north facing covered outdoor area will be delightful for entertaining and BBQs by the pool.

Just enough grass to make for pleasant living without the chore of lots to maintain. The garden beyond the pool is well established and makes an artistic landscape space. Multiple water tanks as well as a bore.

Power bills should be exceptionally light or close to nonexistent with solar panels in place as well as solar hot water heating and pool heating

Pelican Waters, one of the Sunshine Coasts most desirable locations has much to offer close by. Distances from the property:

- 1.5 ks – Pelican Waters Golf club
- 1.7 ks – Caloundra City Private School
- 2.0 ks Pelican Waters Shopping Centre, Tavern & Proposed Marina
- 3.0 ks Golden Beach, power Boat Club & Boat Ramp
- 4.00 ks Golden Beach Primary School
- 7.00 ks Caloundra City CBD

Inspect soon to secure this most desirable property

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
**\$777,000**

**OPEN FOR INSPECTION:**  
**N/A**



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### FLOOR PLAN ON SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Living area : 156.7 m<sup>2</sup>  
 Garage area : 43.3 m<sup>2</sup>  
 Outdoor Living : 48.4 m<sup>2</sup>  
 Entry : 10.7 m<sup>2</sup>