



# SOLD

## MEDITERRANEAN GEM ON THE SECOND FAIRWAY - VACANT!!!

3 Cobblestone Place is meticulously designed to evoke a sense of Mediterranean extravagance from the moment you walk in the door.

This double storey Suncity Master home provides lavish comfort, generous living spaces, a superb finish and sweeping golf course views. What a package!!

Step inside and be impressed by the large entrance void flooding this home with natural light and allowing for cooling cross ventilation.

A wide porcelain tiled walkway leads to a full chef's kitchen with stone bench tops, quality Miele appliances, ample of cupboard & bench space that will make entertaining easy. Step through the integrated living/dining area onto a vast covered veranda on which to entertain, and make the most of your front row seat to your perfect, north-easterly view of the Second Fairway of the well-known Peregian Springs Golf Course.

Two great size bedrooms on the lower level rooms with a shared family bathroom provide precious private retreats. Imagine to step out directly to the pool from your own bedroom for your early morning dip. Kids and guests alike will love it.

Privately positioned on the upper level, the master bedroom delivers an entirely new level of luxury, with sweeping golf course views from both the bedroom and en-suite. A deluxe spa bath will provide endless opportunities to relax and take in the flawless outlook while the spacious walk in robe with ample built-in storage adds an extra touch of indulgence.

The second bedroom, located upstairs also boasts a private deck with golf course views. Not only that, this bedroom is also equipped with its own en-suite and walk in robe. Use the upstairs to retreat as the second living area with solid timber flooring allows for exactly that. This versatile floorplan truly allows for all family configurations.

To top it off, be the envy of your friends as you access the 18 hole championship golf course via your private rear access. With everything you could possibly need at your fingertips, you will want for nothing. This is a very scarce opportunity. Only a limited number of golf course frontage home are available at any given time! Make this one YOURS!

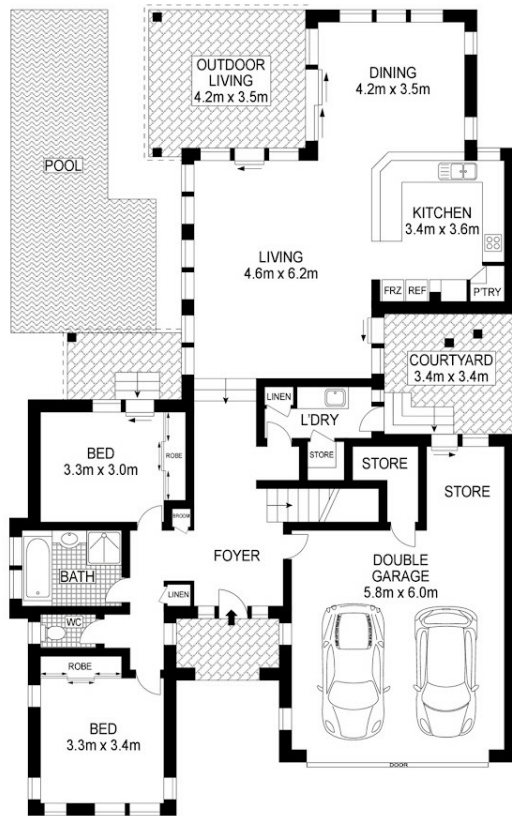
4 BED | 3 BATH | 2 CAR

PRICE:  
\$825,000

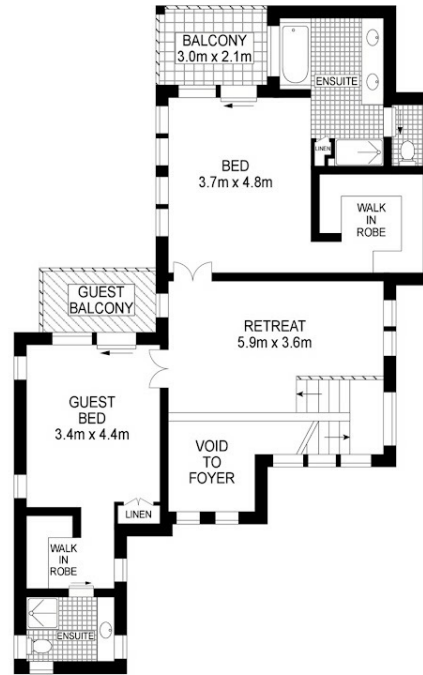
OPEN FOR INSPECTION:  
N/A



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GROUND FLOOR



FIRST FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 269 m<sup>2</sup>  
EXT: 26 m<sup>2</sup>



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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.