



# SOLD

## LUXURY LIVING BY THE MARINA

Discover your new sanctuary in the heart of Pelican Waters - a meticulously designed duplex residence that effortlessly combines luxury living with coastal charm. This exclusive 3-bedroom, 2.5-bathroom home is strategically located just moments from the newly unveiled Pelican Waters Marina and shopping precinct, offering a lifestyle of convenience and sophistication.

Upon entry, you're welcomed by sunlit interiors accentuated by expansive bi-fold doors that invite natural light to dance throughout the space. Step outside to uncover an inviting entertainment area bordered by tranquil water features and meticulously landscaped gardens—a perfect setting for al fresco dining or moments of serene contemplation.

The focal point of this residence is its modern kitchen, equipped with quality appliances such as a 900mm oven with electric cooktop, dishwasher, and stone countertops. Seamlessly integrated with the open-plan living and dining areas, this kitchen extends effortlessly to an inviting indoor/outdoor patio, ideal for hosting gatherings with friends and family.

The ground floor features a spacious master suite with a walk-in robe and a luxurious en-suite, boasting floor-to-ceiling tiles good size shower. Additionally, discover a separate laundry room, ample storage space, and a guest powder room for added convenience. The patio area, enclosed with versatile bi-fold doors, offers flexibility for various uses to suit your lifestyle needs.

Ascend to the first floor where a beautifully crafted bench seat on the landing provides a peaceful retreat—a perfect spot to unwind with a good book or enjoy serene views. Two generously sized bedrooms await, complemented by a full bathroom featuring floor-to-ceiling tiles, a large shower, and stone benchtops, ensuring comfort and elegance.

Additional features such as ducted air-conditioning, a vacuum maid system, and epoxy-coated flooring in the 2 car garage/workshop enhance the appeal of this residence, ensuring year-round comfort and ease of maintenance.

Located within close proximity to the bustling Town Centre and the vibrant Pelican Waters Marina, this property offers more than just a home—it promises a lifestyle enriched by waterfront dining, boutique shopping experiences, and a diverse range of professional services, all just moments from your doorstep.

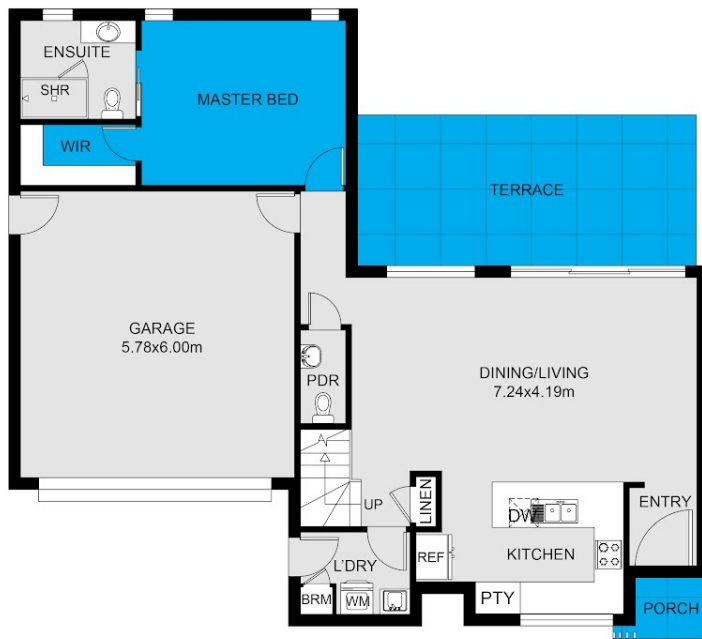
3 BED | 3 BATH | 4 CAR

PRICE:  
\$1,000,000

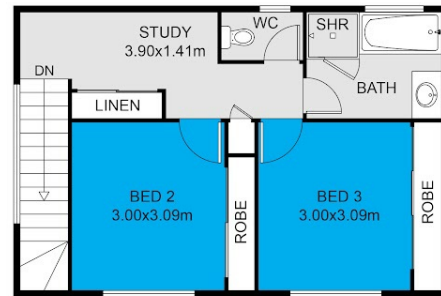
OPEN FOR INSPECTION:  
N/A



**Jacqueline Dalton**  
0439726050  
jdalton@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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All enquiries must be directed to the agent, vendor or party representing this floor plan.



2/111 New Holland Drive Pelican Waters

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