

# FOR SALE

## WATERFRONT | PONTOON | STUNNING SUNSETS

### Top Three Features

- Private pontoon with direct creek access
- Flexible downstairs space with endless potential
- Sunset views that genuinely stop you

Set on a generous 1,285m<sup>2</sup> block, tucked away in the quiet coastal community of Meldale, this near-new 2022 home offers a rare chance to live right on the water's edge, surrounded by nature, sea breezes and the kind of calm you can't put a price on. From the moment you arrive, the setting feels special - private, serene and beautifully connected to Elimbah Creek. Wake up to soft morning light dancing across the water. Wander out to the deck with a coffee in hand. Watch the tide roll in, the birdlife drift past, and the world slow down just a little. This is a home made for unwinding, for gathering, for breathing out. For those who love the outdoors, the lifestyle here is unmatched. Cast a line from your own pontoon, drop in a crab pot, or launch the boat and explore the pristine waterways that lead out to Pumicestone Passage and Moreton Bay. Evenings are best spent around the firepit, sharing stories as the sun melts into the horizon.

Inside, the home is bright, modern and designed to make the most of its position. Large stacker doors open the living space right up, letting the breeze flow through and framing the creek like a living backdrop. The kitchen sits at the heart of it all, connecting effortlessly to the living and dining zones, while the main bedroom offers its own quiet retreat with walk-in robe, ensuite, and direct access to the deck and water views. It's the kind of layout that feels easy to live in, whether it's just you or a full house on the weekend.

Downstairs is where things get interesting, and where this home really opens up its options. There's a full laundry, additional toilet, and a large multipurpose area currently set up as a mix of office and TV space. But this is the kind of space that can adapt, think , games room, or just a place to spread out when everyone needs their own zone. There's also loads of storage, which is something you'll quickly appreciate in a waterfront lifestyle.

Outside, the lifestyle speaks for itself. Your own private pontoon and dry dock mean you can fish, crab or head out on the boat whenever the mood hits. The block offers space and usability, with plenty of room for vehicles, toys, and entertaining. Between the 4-bay carport and double

3 BED | 2 BATH | 6 CAR

### PRICE:

Expressions of Interest

### OPEN FOR INSPECTION:

N/A

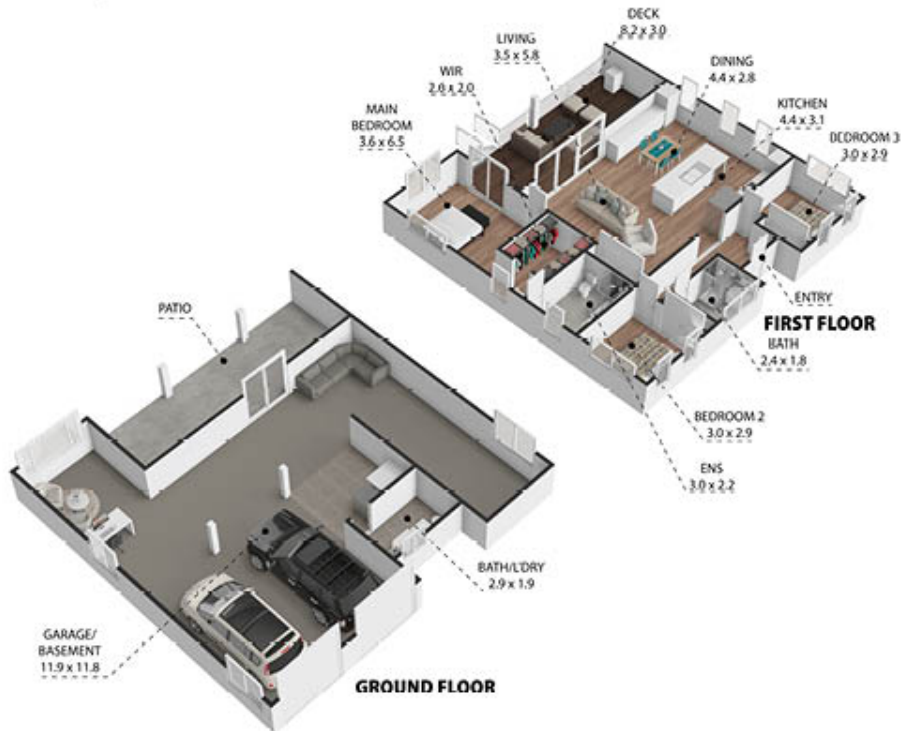


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**Approximate under roof space = 266 sqm**

*Floor plan, measurements and dimensions are approximate and are for illustrative purposes only. RU Property gives no guarantee, warranty or representation as to the accuracy and completeness of the floor 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.