

SOLD



1 Leonie Court, Pelican Waters



## Pelican Perfection

This immaculate family home located on a fully fenced 710m<sup>2</sup> corner block in a quiet well-established neighbourhood opposite nature reserve and Bells Creek, offers elegant, peaceful living of the very highest calibre in sought-after Pelican Waters, one of the Coast's premium lifestyle suburbs, for good reason!

- Supersized family home on 710m<sup>2</sup>
- 5 bedrooms, study, 2 bathrooms
- 3 separate indoor living zones
- Elegant kitchen with butler's pantry
- Alfresco patio + inground pool & spa
- Family-friendly floor plan will please
- Ducted air-conditioning, ceiling fans
- Quality fixtures & fittings throughout
- DLUG + onsite parking + side access
- Fully fenced child-friendly corner block
- Short walk to local park/playground

 5  2  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

- Opposite nature reserve & Bells Creek
- Proximity to golf, marina, shops
- Invest in a winning lifestyle & location!

With effortless easy care living all on one level, this floor plan facilitates family-friendly living and offers excellent separation as well as wonderful communal spaces. Supersized for the large family, it is complete with five bedrooms plus study, two bathrooms, three separate living areas, well-appointed central kitchen with walk-in butler's pantry, east-facing covered alfresco patio, sparkling inground pool and spa with sunbathing terrace and timber deck, large laundry, plus double lock up garage, onsite parking, and side access for boat/caravan.

Presentation is pristine; and features include ducted air-conditioning, ceiling fans, quality flooring and window furnishings, stone benches, stainless steel appliances, gas cooktop, breakfast bar, Crimsafe screening, tasteful dcor, generous storage, and large garden shed.

Designed for seamless indoor/outdoor living with a focus on entertaining and relaxing, it truly is the quintessential Sunshine Coast home; embracing our lifestyle and wonderful sunny climate to the fullest! When not down at the beach or shopping up a storm at one of the local shopping centres, you can chill out at home by the pool with a glass of bubbles and a good book, followed by a family BBQ on the patio to finish off the day.

Located just a short stroll to Scribbly Gum Park with its awesome children's playground; there is great connectivity in the neighbourhood, and your kids will meet so many other children and make new friends, so will you. There is kilometres or walking/cycling paths throughout the suburb, and amenities such as schools, golf course, shopping centre, emerging town centre and marina are in proximity.

Owners have loved living here and so will you, all of you! Their circumstances dictate a move, creating an opportunity for you to

put in the winner bid and live the dream.

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