

Sold



3 Sails Court, Twin Waters



## Tranquil Twin Waters retreat

Hoping for somewhere close to all amenities, while enjoying the kind of peace and privacy normally reserved for a rural setting? If so, this home will tick the box.

Situated in a quiet cul-de-sac of just five properties makes this a rare find in a much sought-after location.

The convenience of local shopping, pristine beaches and world class golf courses are all within easy reach. Then when it's time for that important meeting or a visit with family interstate, the Sunshine Coast International Airport is just a 10 minute drive.

Immaculately presented, this 4 bedroom home has been designed with aspect in mind (north facing). Large windows and doors on all sides supply constant airflow as well as warm sun in winter and cool sea breezes in summer. Crim-safe security screens throughout offer peace of mind.

Extensive renovations both indoors and out feature high quality fittings at every turn. The home has been thoughtfully upgraded to ensure low maintenance.

A custom designed over-sized entertainment area features grey glass and ultra-fine insect mesh. Area perfect for large dinner parties, a home gym or children's playroom.

 4  2  2  704 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	2489
Land Area	704 m <sup>2</sup>

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Large room sizes and a light and airy open plan offers flexibility with both formal and casual living zones.

Feel connected to the outdoors with tranquil garden views from virtually every room in the house. The entertainment area provides a calm space to watch the sunset through the nature corridor.

Master suite features walk in robe, opulent dual vanity ensuite and separate WC. The 4th bedroom/full size office adjacent to entry is ideal for use as home business or design/art studio.

Designer kitchen features extra wide stone bench tops and high-end appliances. Well planned integrated storage makes full use of available cupboard space.

A Solartube skylight bathes the central kitchen and adjoining living room in natural light.

The luxurious bathrooms have floor to ceiling tiles fitted with high quality hardware. There is no shortage of storage with an Attic installed in the ceiling of the 2 car garage.

Fully fenced with 2m high Colorbond fencing at side/rear, the 704sqm block has complete privacy providing a safe play area for family and pets.

Secure off-street parking for your boat or caravan is provided via gated side access.

Energy efficient lighting throughout with grid connected solar.

Twin Waters is a leafy beachside suburb boasting some of the most beautiful parks, walking tracks and exercise paths on the Sunshine Coast. Ideal for the surfer with Mudjimba and Marcoola beaches close by and the Maroochy River at your back door for the keen fisherman, with a local boat ramp.

There's a real sense of community and security here too. Quality homes and people who take pride in where they live make you feel at home as soon as you turn into the cul-de-sac. Established easy care gardens and visiting native birdlife are the ideal backdrop for entertaining friends or simply enjoying some quiet time out. If you're looking to escape today's hectic pace without losing your café coffee and morning bike ride along the seafront, then this is the home for you.

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