



3 Poinciana Ave, Mooloolaba



## Mediterranean Beachside Luxury!

Set in one of Mooloolaba's most sought after pockets, on a quiet street bordering Alexandra Headland, enjoy the ultimate beachside lifestyle from this stylish, elegant and beautifully finished property.

Newly renovated from front-to-back, modern contemporary living has been seamlessly blended with Mediterranean coastal style that brings the 'WOW' factor from the moment you arrive! Every detail of this property exudes style and sophistication, with discerning buyers sure to appreciate the attention to detail, quality of finish and clever design.

Inside, the home is well proportioned, and feels light, spacious and airy throughout. You will love the open plan layout with seamless indoor-outdoor flow, calming clean white spaces and neutral tones

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574 m2

Price UNDER CONTRACT

Property Type Residential

Property ID 41

Land Area 574 m2

Floor Area 170 m2

### Agent Details

Phil Wood - 0435 796 186  
Arthur Huvelle - 0473 197 154

### Office Details

Woods Property Agents

The custom-designed kitchen is first class, and finished with exceptional design and craftsmanship. Featuring white stone curved benchtops, stainless steel Westinghouse appliances, premium tapware and ceramic feature downlights. There is also a walk-in butler's pantry, and a separate laundry with direct rear access.

The property's bathrooms are all exceptional! Each beautifully finished with venetian plaster, floating vanities, LED lighting, bespoke ceramic wash basins and walk-in showers with curved screens and rain shower heads. The main bathroom also features a freestanding bath for added convenience.

All four bedrooms are well proportioned with large windows, built-in robes and ducted/zoned AC. Two bedrooms have luxury ensuites, with the master bedroom privately located at the back of the property, with its own full-length walk-in robe.

#### Entertainer's Delight:

Set on a fully-fenced 574m<sup>2</sup> block, this property benefits from a north-facing aspect and boasts instant street appeal from the newly rendered 1.7m gated white wall and wide frontage.

The beautifully crafted outdoor space is private and spacious with lush, tropical landscaping. Entertain guests with ease on the covered patio complete with an outdoor kitchen, or enjoy an evening drink around the firepit area with sandstone block seating. Cool off after a day at the beach with the elegant outdoor shower.

There is space for all the toys! The newly finished driveway is huge, measuring 18m x 9m, and has a new 4.2m high carport with clearance for boats, caravans or large vehicles.

#### Peace of mind:

Recess Property Agents  
SHOP 8 110 Sixth Ave  
Maroochydore, QLD,  
4558 Australia  
0435 796 186



Additional storage is ample, with a separate 3x3m shed. Featuring a newly tiled floor, lined walls and downlights, this space can also be used as a private work-from-home space.

This stylish property presents 'as new', and offers the new owners peace-of-mind with new windows, flooring, wiring, plumbing and much more. All the hard work has been done, ready for you to simply move in, relax and enjoy!

Features you will love:

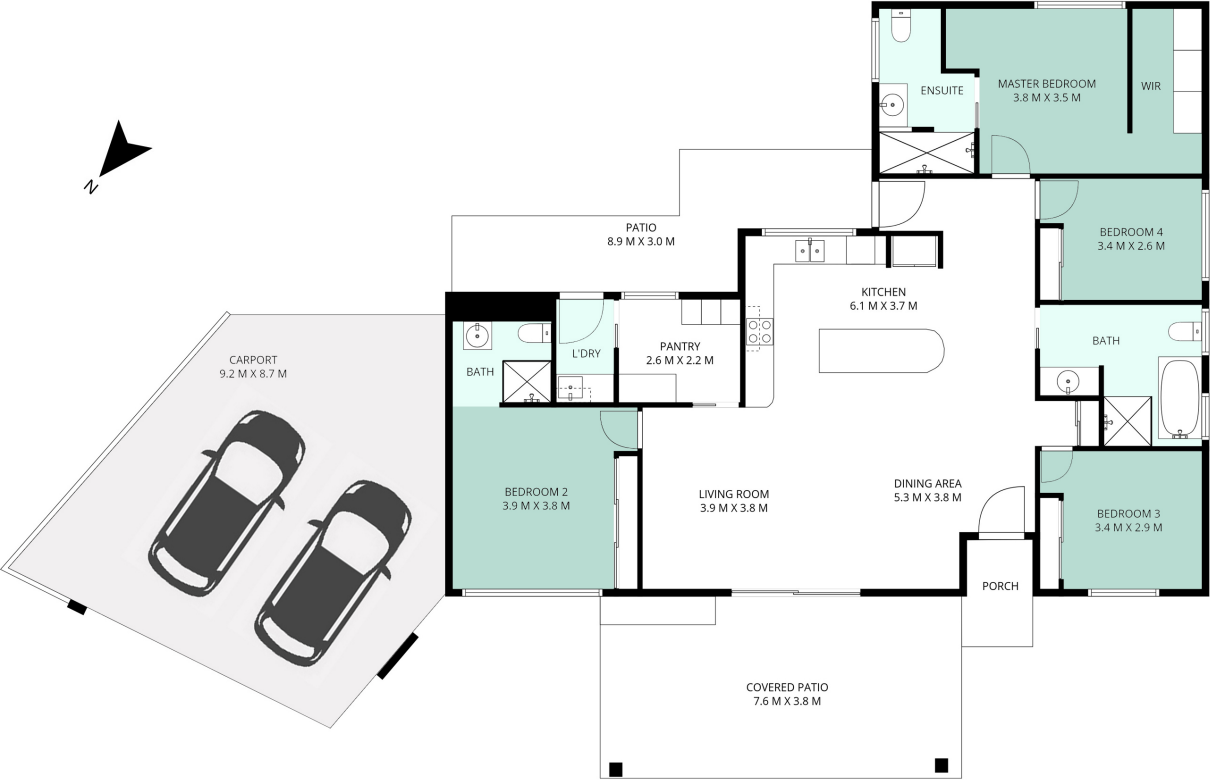
- Ideal beachside location
- Newly-completed and quality renovation
- 574m<sup>2</sup> fully fenced property with complete privacy
- Impeccably landscaped easy-care garden
- 18m driveway ideal for a caravan, boat, or trailer
- New 4.2m high carport with gated rear access
- Three luxury bathrooms
- Bespoke designer kitchen
- Walk-in butler's pantry
- Generous, light and airy bedrooms
- Separate laundry
- Ducted AC and ceiling fans throughout
- Samsung Smart Door access

This exceptional property will suit families wanting an effortless beachside lifestyle, or downsizers wanting an easy-care property to enjoy. Just 750m to the patrolled surf beach at Alexandra Headland, or an easy walk or cycle to Mooloolaba's local shops, parks and playgrounds. You're also just steps from local shops and takeaways along Poinsettia Avenue

A masterclass in contemporary beachside living – perfectly positioned, and ready to welcome new owners to their ultimate lifestyle.

Please contact Principal Agent and Director, Phil Wood, on 0435 796 186 with any questions.

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4 Bed 3 Bath 2 Car



Total Living: 170m2  
Block Size: 574m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.