

Just listed



40 Black Swan Circuit, Maroochy River



## Luxury Family Home - Dual Living Options!

Looking for space, quality and a modern, low-maintenance lifestyle? Privately tucked away on the edge of a small and peaceful enclave of Maroochy River, this near-new luxury home impresses from the moment you arrive!

With 345 square metres of living space over two levels, including 3 dedicated living areas, this property is ideal for large and growing families, or those looking for dual-living with extended family.

You will love the first-class finishes throughout. Simply move in, relax and enjoy this near-new home.

Completed in 2023, the property offers complete peace-of-mind with the Queensland Home Warranty.

The property is ideally located facing a private and tranquil forested backdrop for ultimate peace and

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450m<sup>2</sup>

Price	Contact Agent
Property Type	Residential
Property ID	55
Land Area	450 m <sup>2</sup>
Floor Area	345 m <sup>2</sup>

### Inspection Times

Sat 04 Jul, 1:00 PM - 1:30 PM

### Agent Details

Phil Wood - 0435 796 186

### Office Details

quiet, with just a handful of neighbours along the quiet street.

The property is securely accessed via a convenient automatic electric gate, providing peace of mind for families and pet owners.

Light, modern and luxurious. The wide hallway entrance, feature lights and 2.7m high ceilings are instantly impressive. Bright spaces fill the multiple downstairs living zones, and lead to a luxury kitchen in the heart of the home. A fully equipped butler's pantry compliments the main kitchen with second cooktop and quality appliances, ideal for entertaining!

Walking up the wide timber staircase, the light-filled upstairs is equally as impressive. Four large bedrooms are supported by a third living space, providing excellent separation and flexibility for dual-living. Plumbing is in place upstairs to add a kitchenette if required. Attention-to-detail is evident throughout, with a 'Jack and Jill' shared bathroom for two guest rooms being a great design idea.

Storage is ample throughout with a huge under stairs closet, an oversize double garage and a separate laundry.

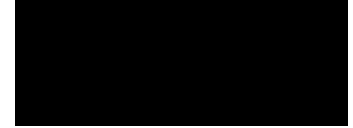
**Low Maintenance Living:**

Sliding doors from the living quarters open out to the private, fully-fenced and low-maintenance garden. Enjoy hosting family and friends in the covered alfresco area. There is also approval to add a pool should you wish, with 3-phase power already installed.

**Ideal Central Location:**

Located within the quiet and serene Maroochy River enclave, just a 5-minute drive to Bli Bli's central hub, this is one of the Sunshine Coast's most desirable lifestyle locations. Enjoy pristine beaches only 15 minutes away, Maroochy CBD close by, and the

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Sunshine Coast Airport just 10 minutes from your door.

Properties of this quality in standout locations are in high demand. You'll enjoy being just a short stroll from Good Samaritan Catholic College, tranquil lakes and leafy parks.

You will love:

- Near-new (2023) luxury home
- Small development facing a forested reserve
- Huge 345sqm of living space
- 3 separate living areas
- Generous (4m plus) bedrooms
- Separate study or 5th bedroom
- Luxury kitchen with walk-in pantry
- High ceilings throughout
- Wide hallways
- Hybrid timber floors
- Ducted and zoned AC
- Separate laundry
- Filtered water
- Fully-fenced easy-care block
- 3-phase power
- Approval for pool
- Family-friendly neighbourhood

This is a rare opportunity for buyers looking for a near-new luxury family home in an outstanding location.

Contact Phil Wood on 0435 796 186 for details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor Plan by: **Buono Design**



INTERNAL:	311m <sup>2</sup>
EXTERNAL:	34m <sup>2</sup>
TOTAL:	345m <sup>2</sup>
LAND SIZE:	450m <sup>2</sup>

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3	
2	

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