







Near-New Stylish Family Home in Prime Position!

4 2 2

Ideally positioned on the edge of a small and peaceful development, this near-new (2022), single-level luxury home impresses from the moment you arrive!

Immaculately presented with first-class finishes throughout, you can simply move in, relax and enjoy! This stylish property built by GJ Gardner offers complete peace-of-mind, with the benefit of the Queensland Home Warranty through to mid-2028.

Private and secure, the excellent property frontage is beautifully presented with landscaped lawns and a light exposed aggregate driveway. The property benefits from a fully-fenced 450 square metre block, with just a handful of neighbours along the quiet street.

Inside, you will love the quality of finishes and

Price	Offers Over $1.2M
Property Type	Residential
Property ID	59

Agent Details

Phil Wood - 0435 796 186

Office Details

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

attention-to-detail with crisp white walls, light floors and open spaces. With 180 square metres of living space, this home is generously proportioned, and feels spacious, light and airy thanks to the 2.6m high ceilings.

The open-plan living and dining area is instantly impressive and definitely brings the ‘wow’ factor, with white plantation shutters and corner sliding glass doors offering plentiful natural light.

The stand-out kitchen features a large island bench with an integrated sink and stone benchtops, complimented by a generous walk-in butler’s pantry. The kitchen’s high-spec fixtures include stainless steel appliances, electric oven and cooktop, feature downlights and quality soft-close cabinetry.

The large separate media room is ideally tucked away from the main living area, and is the perfect place to relax and unwind with plush carpets and ample space for the family.

All bedrooms are well proportioned, with large windows, ceiling fans, and built-in robes. The private master bedroom is very spacious, and is ideally located at the back of the property - complete with walk-in robe, and a luxurious ensuite.

All bathrooms are nicely finished with quality tapware and floating cabinetry.

Corner sliding doors from the living quarters open out to the private and low-maintenance garden. Enjoy hosting family and friends in the covered alfresco area. There are options to add a pool, deck or simply landscape to create your own private oasis.

Storage is ample, with a a double garage complete and a seperate laundry with built-in cabinetry.

You will love:

- Near-new single-level luxury home (2022)
- Small development facing a forested reserve

- Modern timeless design
- Open-plan living and dining
- Ducted and zoned AC
- Light floors
- Designer kitchen with walk-in butler’s pantry
- Stainless steel appliances
- Separate media room / 5th bedroom
- Generous bedrooms with built-in robes
- Private master with WIR and ensuite
- Double garage with internal access
- Separate laundry
- Fully fenced and private garden
- Peace-of-mind of Home Warranty to mid-2028

An ideal location!

Maroochy River is an ideal location, being central to everything and will allow you enjoy the best of the Sunshine Coast lifestyle. Just steps to the well-regarded Good Samaritan Catholic College, local parks, and just a short drive to the glorious surf beaches at Marcoola and Mudjimba.

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

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.



13 Black Swan Circuit, Maroochy River

4 Bed 2 Bath 2 Car

WOODS
PROPERTY AGENTS

Total Living: 180m2
Block Size: 450m2

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