



**12 Sand Lane, Twin Waters**



## Prestigious Twin Waters with Water Views

A conditional contract has been accepted on this property. Please contact the agent if you would like to be updated should the property becomes available again, would like to receive alerts for similar properties or would like to make a back up offer.

Truly a unique home designed for the coastal lifestyle complete with water views. Huge flowing open plan living zones each integrate with the spacious under roof timber deck, complete with a built in bar. The thoughtful floor plan provides plenty of space and separation between each of the bedrooms and living areas delivering a perfect blend of privacy and entertaining pizzazz.

- Fabulous entertainer's kitchen with 900mm gas range, room for 2 fridges
- Stone Island bench doubling as preparation and serving space
- Integrated kitchen, living and dining opening via stacker doors to the deck
- Generous master bedroom also with deck access, open ensuite and WIR
- Bedrooms 2 and 3 are large and both access a sunny courtyard
- Bedroom 4 can double as a study in the parent's wing of the house
- Separate media room, large internal laundry, abundant storage throughout

4 2 2 707 m<sup>2</sup>

**Price** SOLD for  
\$1,075,000

**Property Type** Residential

**Property ID** 1371

**Land Area** 707 m<sup>2</sup>

### Agent Details

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### Office Details

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- Plus size garage with loads of storage or room for a workshop
- Opposite a waterside park, a great place to walk, run and play
- This really is the perfect blend of lifestyle, family and entertaining

Accessed from a private laneway the house actually fronts Baywater Drive with its pretty waterfront parkway and little sandy beach directly opposite the home. From its wide, decked entry court through double doors to the formal entry the house extends a warm invitation to step inside. The entertainers will love what is revealed beyond the first impression, the fully integrated kitchen, lounge and dining space flow directly through two banks of wide stacker doors opening to the generous under roof timber deck, creating an enormous open indoor/outdoor living zone. Higher 2.7m ceilings with 2.4m doors add to the feeling of space and the natural flow of light and fresh air from the cooling breezes.

The very well equipped kitchen boasts plenty of bench and storage space with the central island bench doubling as preparation and serving space. There is room for 2 full size fridges, a great 900mm gas range and oodles of storage space, the outlook is pretty and private and very effectively brings the outdoors right into the kitchen.

For the adults there is a separate parent's wing, the lovely light and bright air conditioned master bedroom opens directly to the deck and is complimented by a large open ensuite with double vanity and generous walk in robe. In the same wing is bedroom 4 which is ideal for both guests and the home office. Bedrooms 2 and 3 are both well separated from the master bedroom and from each other and are serviced by a super practical 3 way bathroom including a huge spa bath and separate powder room, great for teens competing for bathroom space and for guests. Both bedrooms have sliding doors providing both a separate external entry and access to a sunny courtyard.

The central media room can be closed off for movie night or more intimate chats, a quiet place to read or take some much needed time out.

On a practical note the plus sized garage provides both plenty of storage space and extra space for the lifestyle toys like a golf buggy or a workshop and is accessed from the private laneway. There is room to park an additional vehicle or a small boat or trailer securely on the property.

Being situated on a corner block opposite the waterway, means the house enjoys total privacy along the whole length of the entertaining/living side of the home. There is plenty of space for a pool, in fact much of the necessary electrical work has already been done.

From a lifestyle perspective you have some wonderful walking and riding opportunities right from your front door around the pretty canal side pathways, Mudjimba Surf Beach is just 3 minutes away by car or walk 1.8km, Sunshine Plaza and all the major shopping outlets are just 11 minutes away, you can reach the airport in just 7 minutes, or take

in the delights of Noosa just a 30 minute drive. Mooloolaba with its lovely surf beach and many fabulous dining options is a mere 12 minutes from home or head to the scenic Hinterland just 30 minutes away. This location truly offers the very best of the Sunshine Coast and it's multitude of beautiful offerings. Not to mention the local Maroochy River boat ramp access just 30 seconds away for the boating, fishing and jet ski enthusiasts. It's all truly at your finger tips with the Twin Waters Golf Club and local shops just minutes away including The Friendly Gorcer, medical centre, chemist cafe and restaurant.

The current owners have already moved on and have excellent tenants in place until mid September 2021 while they build their own new home. This is a great opportunity to secure a quality high end home in the current market without having to rush to move in. As this property is tenanted we will not be holding open homes but will be happy to make a private appointment for you to inspect this stunning home. Please note the property is not available for viewing on public holidays, Sundays or out of business hours. Please allow 48 hours notice when booking an inspection.

Homes of this calibre don't last long, and this one is bound to please.

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.