

Maverix Property Marketing

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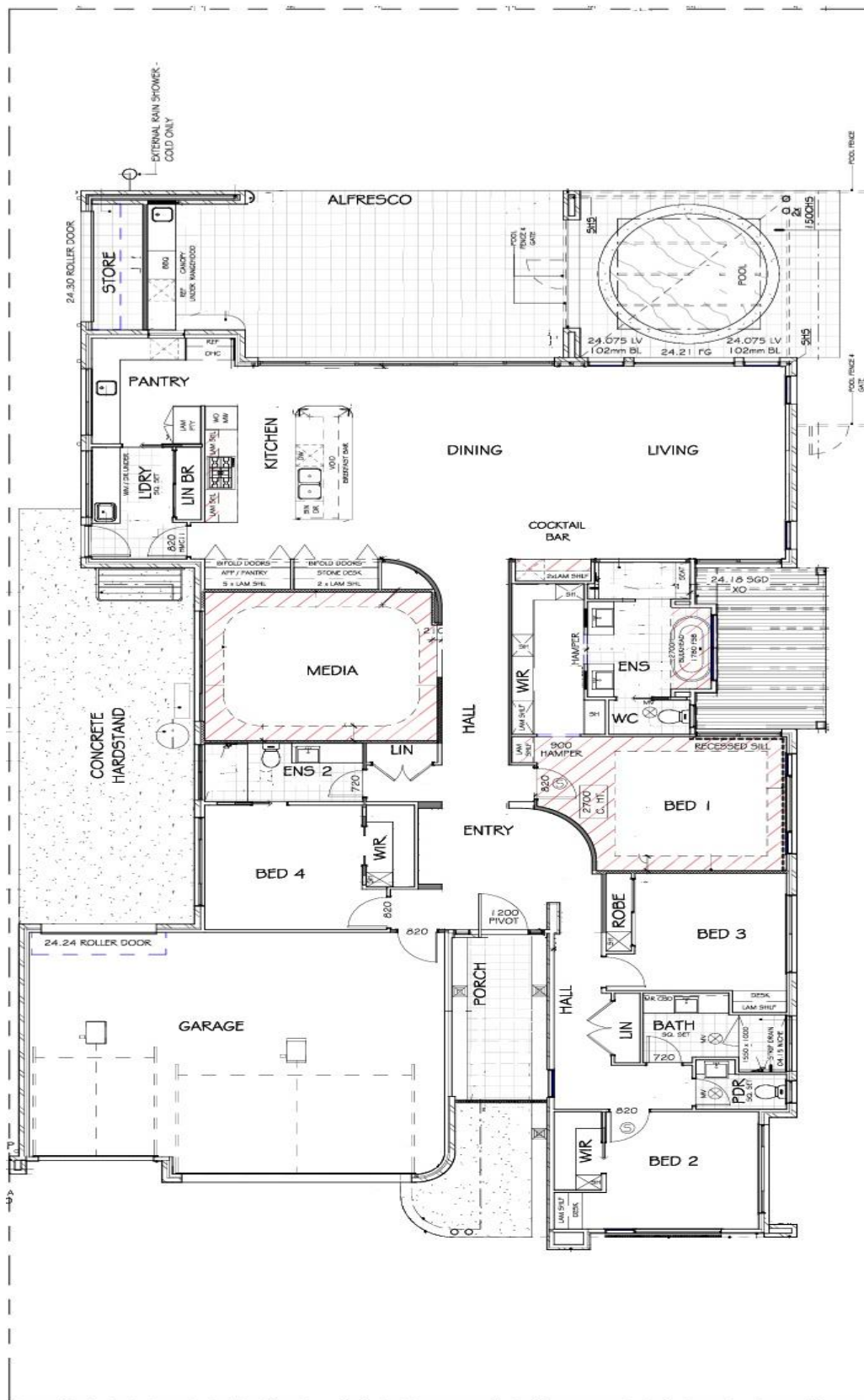
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43 Warrego Drive, Pelican Waters, Qld, 4551



House Size	388.48 m2
Roofed Alfresco	38.91 m2
Front Entry Porch	13.20 m2
Total House Size	440.59 m2
Land Size	682m2
Internal Features	Ducted, Cinema Room, Butler Pantry
External Features	Canal Waterfront, In-ground Pool





Experience unparalleled comfort and sophistication in this magnificent waterfront property.

Welcome to **43 Warrego Drive, Pelican Waters**—a premier waterfront residence that epitomises luxury living. This expansive 441 square metre single-story home is perfectly situated on a generous 682 square metre waterfront block.

Boasting four spacious bedrooms and three elegantly designed bathrooms, this property features a triple garage and an additional external concrete slab with a roller door, perfect for boat or caravan storage.

The heart of this home is its expansive tiled alfresco area, designed for both relaxation and entertainment. It includes an outdoor kitchen with a barbeque, automatic roller blinds, a storage shed, an outdoor shower, and an inviting in-ground plunge swimming pool.

The gated access with an intercom leads to a stylish stone pier front entry, offering a glimpse of the elegance that awaits inside.





Step into a world of sophistication and timeless elegance with this brand-new luxury residence, meticulously designed to offer an unparalleled living experience.

From its architectural grandeur to its meticulously curated finishes, every aspect of this home exudes opulence and refinement.

A Grand Interior Designed for Indulgence

Living & Kitchen: The expansive open-plan living and kitchen area is accentuated by soaring raked ceilings, creating a sense of space and grandeur. The state-of-the-art kitchen is a chef's delight, boasting a striking stone benchtop with a waterfall feature, bin tidy drawers, and a fully equipped butler's pantry with an additional sink. Ample cupboards and storage, paired with premium stainless-steel appliances, ensure both functionality and style.

Dining & Entertaining: The elegantly positioned cocktail bar within the dining room provides a seamless transition to the outdoor oasis, offering picturesque views of the shimmering swimming pool and overlooking waterways—an entertainer's dream.

Cinema Experience: A two-tier cinema room, concealed behind a chic barn door, boasts a bulkhead ceiling, creating the perfect ambiance for an immersive movie experience.

Master Retreat: The master suite is a sanctuary of comfort and sophistication, featuring private patio access, a TV connection, and a lavish his-and-her wardrobe, complete with abundant shelving and drawers. The adjoining ensuite is a masterpiece of design, showcasing an open shower with built-in seating and shower niches, dual basins, and a sumptuous freestanding bath for the ultimate in relaxation.

Refined Comforts: Plantation shutters, ducted zonal air conditioning, an advanced security system with cameras, and an abundance of storage ensure effortless living. Study desks in the bedrooms, and sheer curtains further enhance the thoughtful design.





Exquisite Outdoor Appeal

Landscaped to Perfection: The home is enveloped by a meticulously designed and fully irrigated landscape, offering both beauty and practicality.

Security & Convenience: A sturdy Colorbond fence and side gate provide privacy and peace of mind, ensuring a secure and tranquil lifestyle.



This exceptional waterfront residence is available now at a fixed price of **\$2,799,000**.

For full plans, detailed information, private inspections, or a virtual tour, please contact the agent today to secure your place in this prestigious offering.

