

Sold



22 Rutherford Pl, Pelican Waters



Architect's Lakefront Lifestyle

Nestled amongst the lush, green surrounds of the exclusive Greg Norman designed golf course, this lowset residence has been specifically designed to capture the privacy and serenity of its lakefront location. This architect's own residence boasts an impressive list of modern luxuries and inclusions to make it an ultimate choice for lifestyle living.

From the moment you walk through the large entrance foyer, you are greeted with a wonderful sense of calm, made evident through the clever use of space, natural light and intuitive design.

Separate to the main working hub of the home, you are immediately welcomed into a generously proportioned master suite which opens directly onto a beautifully landscaped, sunny and secure front courtyard. As you are drawn further into the home, you will hear the soothing sounds of running water coming from a fountain within the internal courtyard. Not only is this space a delight to your senses, the

4 2 3 801 m2

Price SOLD for
\$1,010,000

Property Type Residential

Property ID 29

Land Area 801 m2

Floor Area 360 m2

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practical design invites the coastal sea breezes and natural light into the inner rooms of the home whilst still maintaining your privacy.

The expansive main open-plan living area is comprised of multiple zones that have the flexibility to be used for both formal and everyday living. Complete with fans and reverse cycle air conditioning, this inviting space flows through a large bank of sliding doors to an alfresco entertaining area that overlooks the lake and the natural ecosystem that it supports. The manicured 14th hole of the golf course and saltwater lap pool complete this stunning outlook.

If you are an aspiring Masterchef or just enjoy the pleasure of entertaining, the spacious gourmet kitchen will impress with its stone benchtops, stainless steel appliances and generous cupboard space.

There is ample offstreet parking together with a double garage and a third garage space which would ideally fit your golf buggy, jetski or small runabout. At the rear of the garage is a workshop complete with bench, built in storage and shelving.

- Prestigious lakefront location with golf course views (14th hole par 3)
- Close proximity to Clubhouse, accessible by golf cart
- Eco-friendly, low set residence with over 360m² under roof
- Private, cul-de-sac position surrounded by other prestigious homes
- Spacious master bedroom with impressive ensuite and WIR
- 2 over-sized bedrooms with BIRs plus a study/4th bedroom
- Main bathroom with separate toilet and additional powder room
- Multiple open plan living spaces with high ceilings throughout
- Entertainer sized kitchen with stone benchtops and stainless steel appliances
- Large triple garage with workshop and built-in storage
- Low maintenance tropical gardens and salt water lap pool
- Alfresco entertaining space with weather sensing Vergola
- Solar panels, water tank, and automated watering system
- Intercom front gate and back-to-base security alarm

Just 10 mins drive to some of the Coast's best beaches and only 2 mins to your local shopping centre and service station. There is an excellent selection of both Private and Public schools within close

proximity and you are within easy access to the Sunshine Coast Health Precinct.

This much-loved home has been immaculately maintained and is now being offered to the market for the first time. If liveability and lifestyle are at the top of your list, you will struggle to find a better home. Call me today to arrange your inspection of this impressive home.

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