

## Kuluin, 87/6 Charlston Place

### Unique Masterpiece in Maroochy Quays - Villa 87

Welcome to Villa 87, an exclusive one-of-a-kind residence in the sought-after Lux Lifestyle Village, Maroochy Quays. Perfectly positioned on an enviable corner lot, this stunning 3-bedroom, 2-bathroom home offers an unparalleled blend of sophistication, space and serenity.

Step inside and be captivated by the expansive 236m<sup>2</sup> floorplan, meticulously designed to embrace open-plan living. Elevated ceilings enhance the sense of grandeur, while the custom-designed feature kitchen ceiling adds an architectural statement found nowhere else in the complex.

Wake up to the gentle sounds of birdsong, enjoying your morning coffee as you take in the tranquil natural backdrop from your private outdoor retreat. Designed for effortless indoor-outdoor living, this home boasts an expansive covered entertaining area unique to this residence alone, perfectly positioned to embrace the exclusive tree-lined views.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Expressions of Interest

**View**  
By Appointment

**Contact**  
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**LJ Hooker Twin Waters**  
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Your ideal day begins with a rejuvenating Zumba or Pilates class, followed by brunch with friends at one of the community's social hubs. Spend the afternoon lounging by the resort-style pool, soaking up the serene atmosphere before an evening of fun and connection. Take advantage of the first-class Country Club or complex facilities, where you can enjoy a variety of recreational experiences, including a bowling alley, golf simulator, lagoon and lap pools, snooker tables, cinema, bar lounge and a championship-size bowling green, just to name a few.

#### Features You'll Love:

- Largest single-level residence available in the complex
- Epitome of tranquility embracing the natural backdrop
- Oversize chief-inspired island bench complimented by walk-in pantry
- LED lighting throughout for modern efficiency and ambience
- Expansive built-in office or hobby space, ideal for work or creative pursuits
- One-of-a-kind floorplan embracing space and tree-lined views
- Additional driveway car space, allowing parking for a total of three cars comfortably
- Ducted heating and cooling for year-round comfort
- 3.6kW solar panels for energy efficiency
- Ample onsite caravan and boat storage
- Secure complex with gated entry

The double-car accommodation ensures convenience, while modern finishes and unique design touches make this home truly exceptional.

Whether you're hosting guests or simply unwinding in nature, this private retreat offers the ultimate in relaxation and lifestyle.

Don't miss this rare opportunity to secure a 'one-of' residence in Maroochy Quays—where luxury meets lifestyle.

Contact Exclusive Listing Agent Dempsey Ormrod on 0493 967 050 to arrange your private viewing!

This property is being sold without a set price & the website may have filtered the property into a price bracket for website functionality purposes.

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.



## More About this Property

Property ID	KQEGZT
Property Type	Villa
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Joshua Dekker 0427 661 261**

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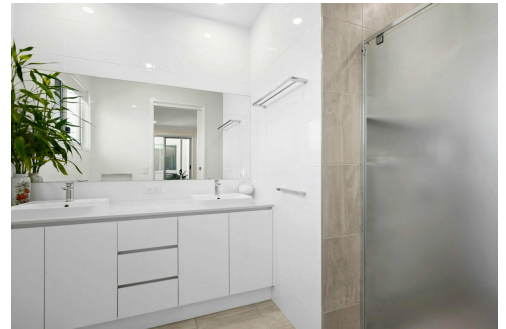
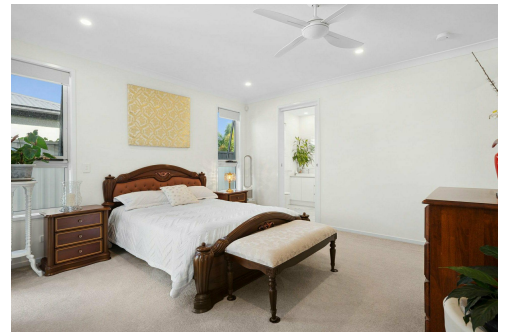
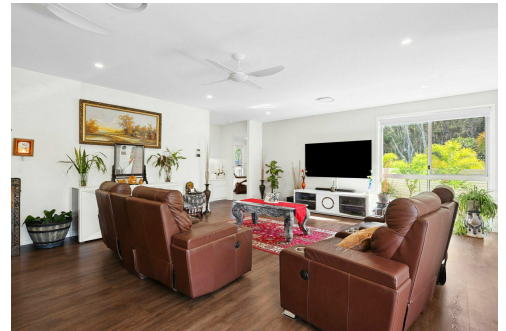
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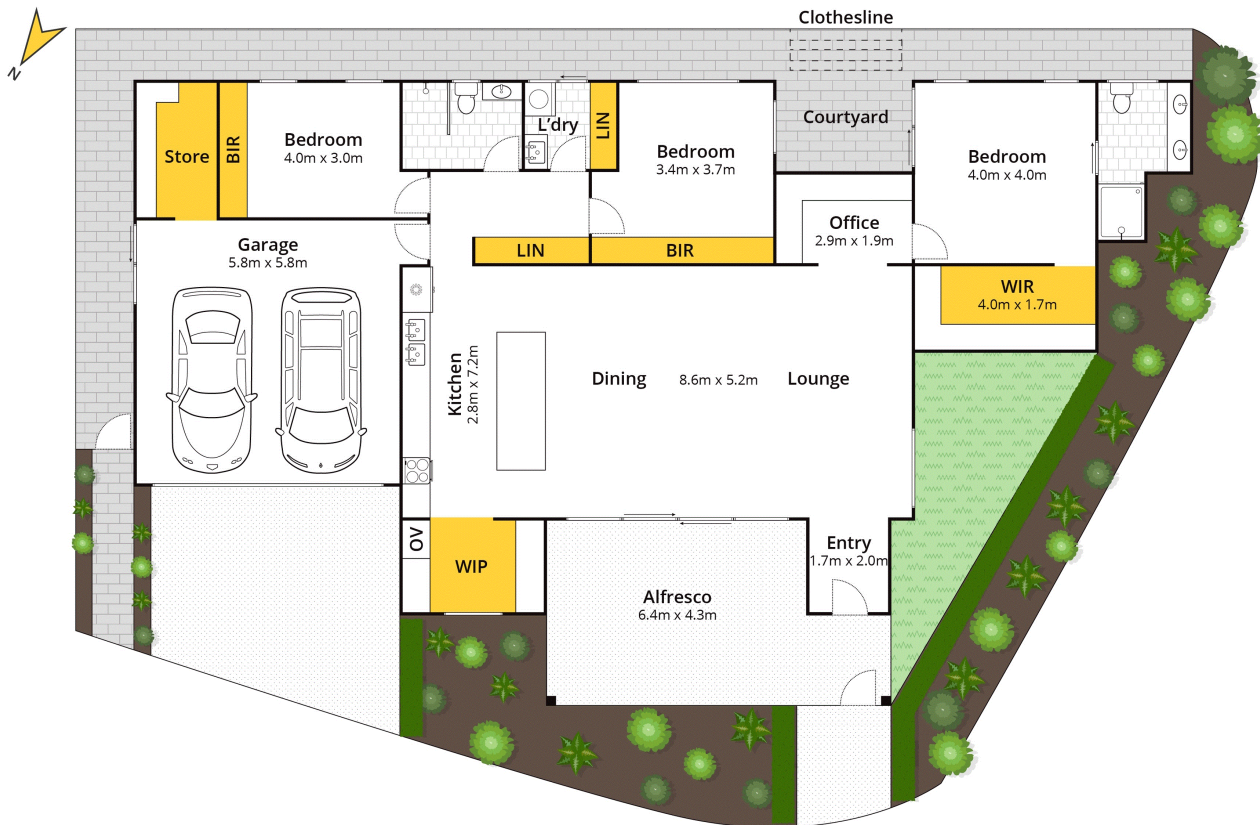
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Approx House Area 236m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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