



1005/38 Mahogany Drive, Pelican Waters

## Sold By Brooke Stephenson

Step into effortless elegance with this fully renovated 2-bedroom, 2-bathroom residence in the Pelican Waters Resort. Designed with both luxury and practicality in mind, the home offers high-end finishes, premium appliances, and cutting-edge smart technology, all while being fully wheelchair accessible.

Bathed in natural light, the north-facing open plan living flows seamlessly onto a private balcony where you can soak in sweeping views of the Pelican Waters Golf Course and beyond. Whether you choose to take it furnished, unfurnished, or partially furnished, every detail has been considered to ensure comfort and convenience.

Smart home features include Apple compatible voice-activated lighting and music as well as a remote-controlled front door, perfect for wheelchair users or simply when your hands are full.

As part of Pelican Waters Resort, you will enjoy exclusive access to multiple sparkling swimming pools, a fully equipped gym, tennis courts, on-site restaurant and bar, and even hair and beauty services, making everyday living feel like a permanent holiday.

### Features -

Fully renovated 2-bedroom, 2-bathroom, 1-car space

Both bedrooms include large built-in wardrobes and stunning golf course views

Master bedroom includes spacious ensuite

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### FOR SALE

Offers Over \$849,000

### AGENTS

Brooke Stephenson

0462 060 117

brooke.stephenson@ljhooker.com.au

### AGENCY

LJ Hooker Caloundra | Aura

(07) 5318 7277

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.

 LJ Hooker

High-end finishes and premium appliances  
Ample storage behind car space  
Wheelchair accessible with remote-controlled front door  
Apple-compatible voice-activated lighting and music system  
North-facing, light-filled open plan living  
Private balcony with panoramic golf course views  
Option to purchase furnished, unfurnished, or partially furnished  
Located within Pelican Waters Resort with access to pools, gym,  
tennis courts, restaurant, bar, and hair and beauty services  
Recently purchased appliances and refurbishments are as follows (all  
invoices available on request)

- Electrolux Dryer
- Dining table
- Outdoor furniture
- Miele Washing machine
- Amendment to indoor: new flooring, tiles, new skirting
- Fisher and Paykel 494L Bottom Mount Refrigerator
- Thermomix TM7
- iPad Air 13 to run Smart appliances throughout the apartment
- Fisher and Paykel Series 9, Contemporary Double DishDrawer  
Dishwasher
- White 2-pak cabinetry

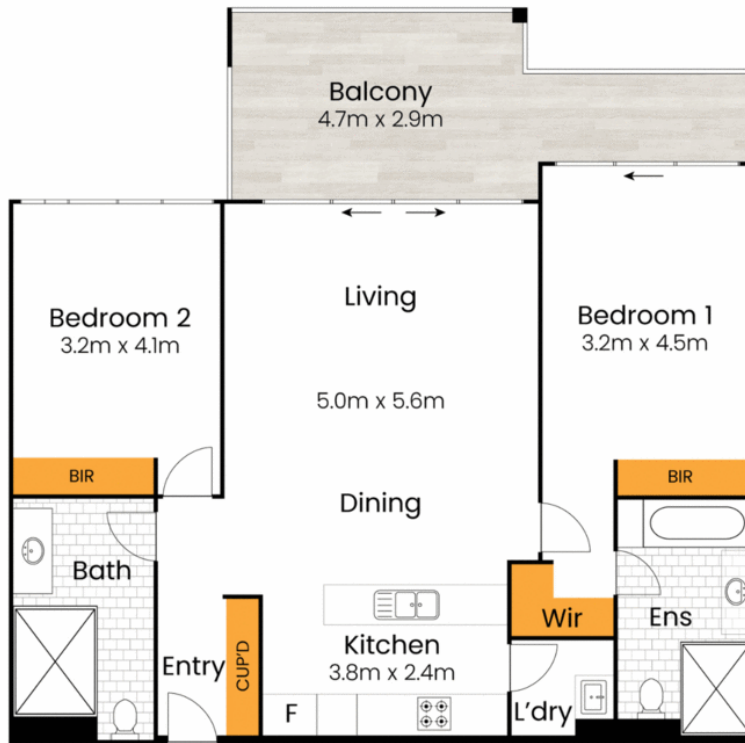
## MORE DETAILS

Property ID	32QHYX
Property Type	Unit
House Size	126 m2
Including	Ensuite

**Brooke Stephenson 0462 060 117**  
Sales Consultant | [brooke.stephenson@ljhooker.com.au](mailto:brooke.stephenson@ljhooker.com.au)

**LJ Hooker Caloundra | Aura (07) 5318 7277**  
1 Edwards Terrace, BARINGA QLD 4551  
[caloundraaura.ljhooker.com.au](mailto:caloundraaura.ljhooker.com.au) | [aura@ljhooker.com.au](mailto:aura@ljhooker.com.au)





Approx House Area 126m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer.

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