







12/80 North Shore Road, Twin Waters

Coastal Luxury Meets Unrivalled Lifestyle

Auction – Must Be Sold on or Before Auction Day!

The instructions are clear. The seller is motivated, the market will decide the value, and the property must be sold on or before auction day.

An extraordinary beachside lifestyle awaits at this impressive, freehold coastal residence within the exclusive gated community of The Sebel, Twin Waters. Beautifully enhanced by the current owners, this is a rare opportunity to secure a substantial, versatile home in an enviable position just steps from the pristine sands of North Shore Beach.

With a motivated seller committed to meeting the market, this property must be sold on or before auction day. Buyers seeking space, quality, lifestyle and an exceptional coastal setting are encouraged to act decisively.

Designed to embrace relaxed beachside living, the home offers an impressive four- or five-bedroom configuration, three bathrooms, two additional powder rooms and multiple living zones, creating outstanding flexibility for families, entertaining and accommodating

5 3 2

AUCTION
Sat 7th Nov @ 11:00AM

VIEW
Fri 6th Nov @ 4:00PM - 4:30PM

AGENTS

Joshua Dekker
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John Blackmore
0402 238 421
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AGENCY

LJ Hooker Twin Waters
(07) 5450 6188

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Interested parties must rely solely on their own enquiries.

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guests. Lift access provides effortless movement between levels, while oversized bedrooms, a generous garage and exceptional storage throughout deliver a level of practicality rarely found in coastal homes.

The heart of the home is its beautifully upgraded kitchen, seamlessly connecting with the expansive open-plan living and dining areas. Positioned to capture ocean views, leafy treetop vistas and cooling sea breezes, the upper level creates a wonderful sense of space and tranquillity, perfectly complementing the relaxed coastal aesthetic.

Outdoor living is equally impressive, with substantial entertaining areas on both the ground and upper levels. A stunning modern heated swimming pool and newly enhanced decking create the ideal setting for long summer afternoons, relaxed family gatherings and entertaining friends. From the rear deck, steps provide convenient access towards North Shore Beach, placing the sand and surf just moments from your doorstep.

Property highlights include:
- Four- or five-bedroom design offering outstanding flexibility
- Three bathrooms plus two additional powder rooms
- Convenient lift access between levels
- Multiple living zones and an expansive upper-level open-plan layout
- Beautifully upgraded kitchen
- Modern heated swimming pool and enhanced decking
- Generous outdoor entertaining areas on both levels
- Ocean views and leafy treetop outlooks with refreshing sea breezes
- Oversized bedrooms throughout
- Large garage with excellent storage
- Practical laundry chute
- Solar power and EV charging capability
- Fully ducted air-conditioning system
- Automated irrigation system for lawns and gardens
- Rear deck access towards North Shore Beach
- Secure gated community living within The Sebel

The lifestyle extends well beyond the home itself. Residents enjoy access to resort facilities, including the gym at the Novotel and their restaurants and bars. Mudjimba Village, with its collection of cafes, shops and eateries, is close at hand, while Twin Waters Shopping Village and the championship golf course further enhance the appeal.

Conveniently positioned just 5-10 minutes from Maroochydore CBD and Sunshine Coast Airport, this address combines a relaxed beachside atmosphere with easy access to the Sunshine Coast's key lifestyle and business hubs.

Whether you are searching for a spacious permanent residence, an impressive coastal retreat, a holiday let or permanent rental investment, this is an opportunity to secure something truly special in a tightly held lifestyle location.
Inspect, experience the lifestyle and be ready to act. This is an exceptional opportunity to secure your own slice of the Sunshine Coast's coveted coastal living.

Contact listing agents, Joshua Dekker 0427 661 261 and John Blackmore 0402 238 421 to arrange your private viewing without delay.

Auction to be held on-site on Saturday 7th November at 11:00am

Building & Pest Report available upon request.

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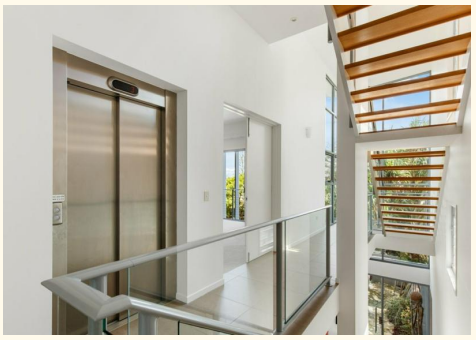
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MORE DETAILS

Property ID	6RJ28
Property Type	House
Land Area	493 m2
Including	Air Conditioning Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels











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Area	
Internal	407m²
External	185m²
Total	**592m²**

This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m² are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Bedrooms are measured from wall to robe.

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