

SOLD



13 Mauritius Ct, Waikiki



## High End Renovation in a Peaceful Cul de Sac

END DATE SALE - ALL OFFERS PRESENTED BY MONDAY the 19TH JANUARY at 5:00PM. The Seller reserves the right to accept an offer prior to this date without notice.

Perfectly positioned in a quiet cul de sac, this beautifully renovated 3 bedroom home (with two living areas) delivers the ideal blend of modern comfort, warmth and relaxed family living. Freshly painted throughout and finished to a high-end standard, the home presents absolutely beautifully with nothing to do but move in and enjoy.

The thoughtfully redesigned open plan layout creates a welcoming and inviting atmosphere, anchored by a stunning kitchen featuring stone benchtops, gas cooking and striking

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**Price** SOLD for  
\$765,000

**Property Type** Residential

**Property ID** 267

### Agent Details

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marri wood shelving with natural edges. Opposite the kitchen, the custom designed laundry continues the premium feel with matching stone tops, ample cabinetry, pull out hamper, broom cupboard and generous linen storage.

At the heart of the home, the relaxed warmth of the wood burner pairs perfectly with the large split system air conditioner, ensuring year round comfort.

Outside, lush bore reticulated gardens and lawns are both picturesque and low maintenance, complete with fruit trees and passionfruit vines. The expansive undercover alfresco area is ideal for entertaining, relaxing or giving kids plenty of room to play, while a separate concreted area is spa ready with an electric hookup already in place.

Located just minutes from pristine beaches, major shopping precincts, parks, train stations and both public and private hospitals, this is a home that truly ticks every box.

Homes of this quality, presentation and location are tightly held. Viewing is essential to fully appreciate everything this impressive property has to offer.

#### Property Features:

- \* Owner occupied
- \* Two separate living areas
- \* Beautifully renovated and freshly painted throughout
- \* Separate front lounge
- \* Master bedroom with large walk in wardrobe
- \* Spacious semi ensuite bathroom
- \* Stylish open plan kitchen, living and dining area
- \* Stunning kitchen with stone benchtops, gas oven and marri wood shelving
- \* Custom laundry with stone benchtop, pull-out hamper and extensive storage

- \* Large split system air conditioning
- \* Wood burner creating a warm, relaxed ambience
- \* Generously sized minor bedrooms both with carpet
- \* Standalone wardrobe in third bedroom
- \* Security screens to doors and windows
- \* New electric roller shutters to front windows
- \* Solar panels and security cameras
- \* Bore reticulated lawns and gardens with fruit trees
- \* Expansive undercover alfresco with ceiling fan
- \* Spa ready concreted area with electric hookup
- \* Garden shed for additional storage
- \* Quiet cul de sac location
- \* Built in 1997
- \* 400sqm block
- \* Rent potential \$600 per week

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*