



3 River Edge Ct, Twin Waters



## Lakeside Beauty

Framed with tall, established trees, the wide expanse of the lake unfolds with picture-postcard perfection. A triangular waterfront deck, a sparkling pool and a roof-covered entertaining terrace are all part of the scenery as an ideal North-Eastern aspect allows you to enjoy the waterfront experience all-year round.

The open-plan living area and the adjacent master suite immerse you in the same captivating scenery, with a seamless transition between the in- and outdoors once the wide rows of glass bifold doors are stacked away.

Matching their individual purpose, each of these internal areas has its own way of connecting to the outdoors. Featuring the most privileged position within the home where you wake up to a mesmerizing water panorama and where even your bathtub offers amazing views, the master suite opens to its own charming poolside veranda with a pergola to gently filter the

4 
 3 
 2

821 m2

**Price** SOLD for  
\$2,650,000

**Property Type** Residential

**Property ID** 350

**Land Area** 821 m2

### Agent Details

Lydia Kirn - 0412 542 644

### Office Details

Lydia Kirn Real Estate  
5/175 Ocean Drive Twin  
Waters QLD 4564 Australia  
0412 542 644

Charming poolside veranda with a pergola to gently filter the morning sun.



The main internal living extends to the all-weather terrace. Running along the entire length of the pool, this versatile area provides ample space for all your entertaining needs from cocktail parties to barbecue nights, and extends a dedicated alfresco dining area that mirrors the internal dining space.

Further back within the residence, a stylish kitchen and an elegant island stone bench with waterfall edges form the centrepiece of the home. The kitchen is awash with light from a patio, where the warm hues of a timber deck, the greenery of a large planter box and horizontal screening from the neighbouring property combine to an ambience of peace and tranquillity.

With their location towards the centre of the residence, kitchen and patio also form a buffer zone to a separate TV lounge.

The guest quarters with four bedrooms and two bathrooms are beautifully arranged on either side of the entry. Divided into two private wings with two bedrooms and a bathroom each, they are fantastic retreats that spoil your family and friends with their individual space and privacy.

Carefully designed to suit its uniquely beautiful allotment and tastefully finished to the highest standards, this residence is a contemporary architectural masterpiece, matched by an outstanding location within easy walking distance to the banks of the Maroochy River and the iconic footbridge by the weir, and just a short drive away from other local attractions such as the Twin Waters golf course and shopping village.

A protected corner location with a park to one side and the Twin Waters lagoon to the other defines this magnificent residence as a true oasis where you can enjoy a privileged lifestyle in complete privacy.

Features include:

Spacious and contemporary lakeside residence

Luxury living on a single level

Ideal North-Eastern aspect

5 bedrooms and 3 bathrooms

Magnesium pool and sundeck

Huge all-weather entertaining terrace

Magnificent views across Twin Waters lagoon

Lake- and poolside open-plan living and master suite

Central kitchen and patio

Two guest wings with two bedrooms and one bathroom each

Immaculately presented

Fantastic location metres from park and Maroochy River

822m2 allotment

Large solar system

Ducted air conditioning

New bi-fold doors through living, dinning and master

Centor retractable screens

High ceilings throughout

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.