



22 Veerings Cres, Twin Waters



## A Waterfront Ambience Like No Other

A wide lake frontage and a large pool with two softly trickling water features create an irresistible ambience where you feel surrounded by the uplifting presence of water and the diverse marine life wherever you go and where you just want to wind down, relax, soak up the ambience and continue to enjoy this long after the evening sun dips behind the faraway trees on the opposite shoreline.

The roof-covered alfresco terraces and the bright internal open-plan living spaces feel cool and comfortable on even the warmest of summer days. Effective cross flow-ventilation creates a pleasant environment year-round, where the ducted air-conditioning system is an additional luxury rather than a necessity.

The ease of living also reflects in the straightforward and efficient floorplan of this single-level residence where all the features are conveniently at your fingertips. Adjacent to the

4
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808 m2

**Price** Offers Over  
\$2,400,000

**Property Type** Residential

**Property ID** 362

**Land Area** 808 m2

**Floor Area** 244 m2

### Inspection Times

Sat 19 Apr, 11:00 AM – 11:30 AM

### Agent Details

Lydia Kirn – 0412 542 644

### Office Details

open-plan living area, the master suite features a privileged location overlooking the pool and the lake beyond, with direct access to pool and terraces. From there, a set of stairs leads down to your very own waterfront landing, which is a fabulous place to launch your canoe or to simply enjoy the stunning scenery.

Three guest bedrooms, one currently being used as an office, form their own wing towards the front of the residence. A second bathroom, the laundry and a separate powder room are within easy access from each other.

All local attractions such as the tranquil banks of the Maroochy River, a boat ramp and open surf beaches are close-by. A leisurely flat stroll of just 400 metres leads to the Twin Waters golf club and shopping village. The Sunshine Coast airport and the Maroochydore CBD are just a short drive away.

Immaculately presented and thoughtfully upgraded in all key areas from the front gate to the waterfront landing, this residence combines a prime position and an exclusive waterfront setting with stylish and easy living on a single level.

Don't miss out on this rare opportunity – a must to inspect!

Features include:

Beautifully presented and detailed waterfront home

20 metre lake frontage with picture perfect views

808m2 allotment

4 bedrooms, 2 bathrooms, plus separate powder room on a single level

Magnificent lifestyle pool with ample space to soak up the sun

Ducted air-conditioning, ducted vacuum system

3 Phase power with installed isolator for an electric vehicle

Security alarm system

Timber French entry doors

By-fold doors to entertaining area

Lydia Kirn Real Estate  
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Bright open plan living area with raked centre ceiling

Gated front yard with bespoke garden entry and stylish water feature

Front boundary wall engineered to maximise breezes

New/ near new side boundary fences

Solid granite garden edges

Short stroll to shopping village and Twin Waters Golf Club

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