

# AMBER WERCHON

PROPERTY · PEOPLE



## 1 Waterford Court Maroochydore QLD

3 2 4

An exceptional opportunity exists to secure this beautifully presented home, ideally positioned on a large corner block, with dual street access. Located in the tightly held neighbourhood of Maroochy Waters, it would be hard to match for convenience, space inside and out, entertaining plus accommodation for car, van and boat. It will be a pleasure to welcome you to this home, immaculate in everyway.

The configuration encompasses open plan family room and kitchen, formal lounge, four bedrooms, ensuite and main bathroom, triple lock up garage.

A spacious contemporary kitchen featuring heaps of cupboards with large island bench ensuring plenty of bench

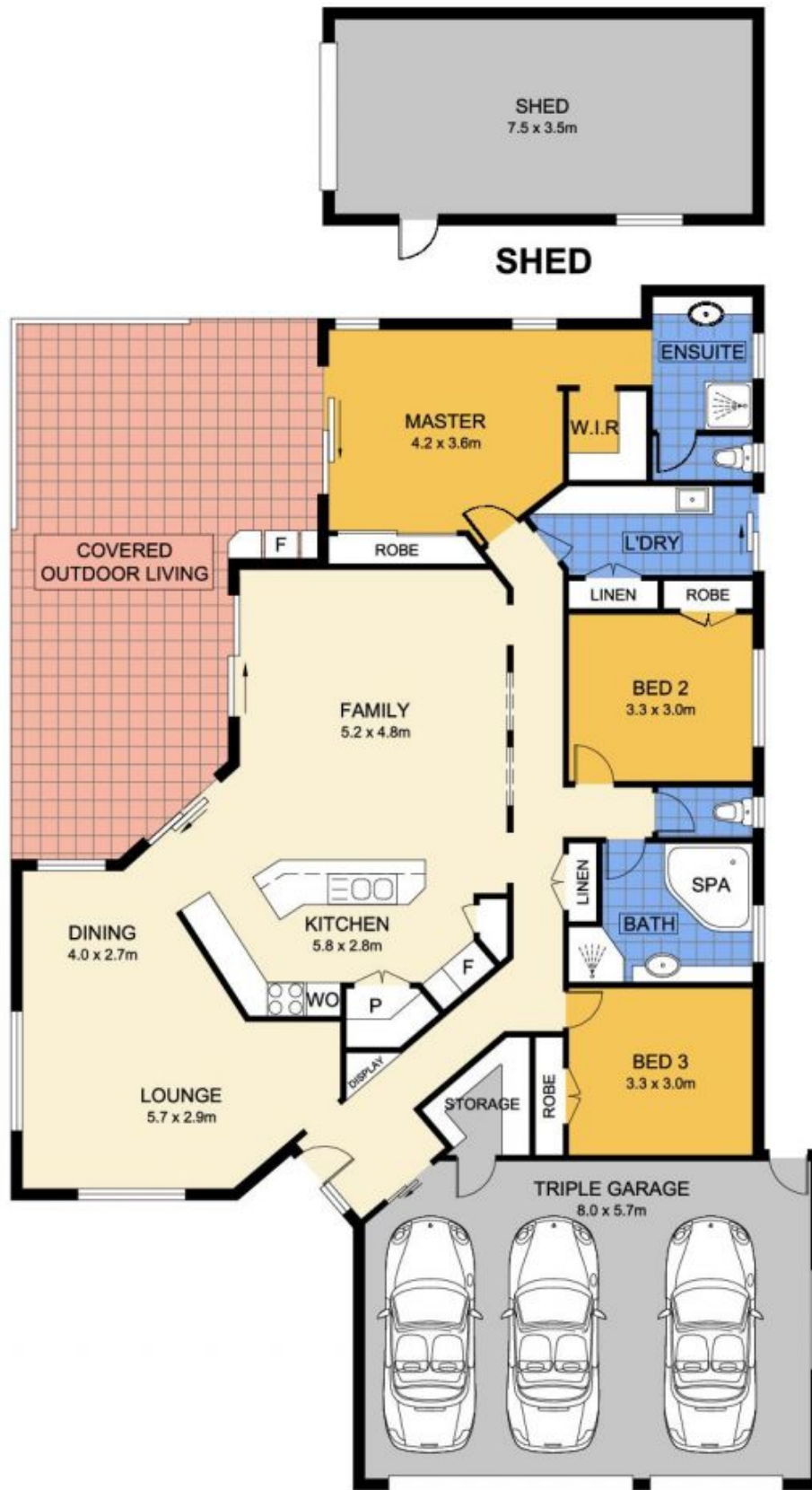
[For full version visit the website](https://www.amberwerchon.com.au)

**Type** : House  
**Price** : \$700,000  
**Land Size** : 838 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/maroochydore/residential/ho use/4193435>

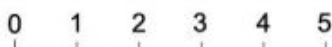


**Amber Werchon**  
07 5430 0888

<https://www.amberwerchon.com.au>



### GROUND FLOOR



**(Floor Plan For Illustrative Purposes Only)**

Scale in metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefloorplanspecialist.com.au](http://www.thefloorplanspecialist.com.au)

APPROXIMATE AREAS	
INTERNAL :	156 m <sup>2</sup>
EXTERNAL :	43 m <sup>2</sup>
GARAGE :	45 m <sup>2</sup>
SHED :	26 m <sup>2</sup>
<b>TOTAL AREA :</b>	<b>270 m<sup>2</sup></b>



1 Waterford Court, Maroochydore