

# AMBER WERCHON

PROPERTY · PEOPLE



## 45 Sir Joseph Banks Drive Pelican Waters QLD

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Perfectly positioned on a rare and expansive 918sqm waterfront block, this single-level classic brick and tile residence offers a lifestyle of comfort, space, and future potential in one of Pelican Waters' most prestigious addresses.

Set behind secure fencing and beautifully maintained, this home presents an ideal opportunity for families, downsizers, or investors seeking solid value in a tightly held waterfront enclave. The home's classic design includes multiple living areas, generous bedrooms, and a seamless connection to outdoor entertaining spaces that capture peaceful water views.

With ample room to create your dream private pool and alfresco oasis, the foundations are already set for luxury coastal living.

Features you'll love:

- Spacious single-level home on a huge 918sqm fully fenced block
- Direct waterfront position in with stunning views and lifestyle appeal
- Multiple living zones plus a functional layout with scope to

[For full version visit the website](https://www.amberwerchon.com.au/sale/qld/sunshine-coast/pelican-waters/residential/house/8667154)

**Type** : House  
**Price** : \$1,685,000  
**Land Size** : 918 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/pelican-waters/residential/house/8667154>



**Scott Louis**  
0404 807 787



Internal: 166 Sqm  
External: 752 Sqm  
Land Size: 918 Sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate and no responsibility is taken for any error, omissions or mis statement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed.  
This plan is for illustrative purposes and should be used as such by any prospective buyer