

Under Contract



18 Lytham Ct, Twin Waters



### Golf Course Lifestyle in Prime Location

Sprawling over a massive 881m2 allotment in a quiet cul-de-sac where properties are held more tightly than anywhere else in Twin Waters, this large, low-set residence showcases all the aspects of the privileged and enviable golf course lifestyle.

Enthusiasts get enticed by the players moving along the 10th fairway to take the short stroll to the club house and start their own game of the day. Meanwhile, friends and family will enjoy the complete privacy of your sun-flooded backyard where you can take a refreshing splash in the pool or sit back and relax with a backdrop of pristine bushlands and the green carpet of the fairway stretching away into the distance.

An all-weather alfresco terrace sets the stage for outdoor entertaining in this peaceful natural ambience. Two large internal living areas and the master suite share the magnificent views through huge panoramic floor to ceiling windows whilst

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881m2

<b>Price</b>	\$1,950,000
<b>Property Type</b>	Residential
<b>Property ID</b>	385
<b>Land Area</b>	881 m2
<b>Floor Area</b>	254 m2

#### Agent Details

Lydia Kirn - 0412 542 644

#### Office Details

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0412 542 644

views through huge panoramic floor to ceiling windows, whilst the perfect Northern aspect allows for cool summer breezes as well as the warming rays of the winter sun.



Panoramic windows are the main theme of the light-flooded master bedroom and open this private sanctuary to a lovely green and leafy backdrop.

The guest quarters form their own wing by the front gardens. Three additional bedrooms, a second bathroom, a separate powder room and a separate laundry with access to the paved courtyard form an area with plenty of space for all your accommodation needs.

An extra-large double garage with an extended bay adds safe storage for your bicycles and paddleboards, or room for a workshop.

A clever and efficient design, generous room sizes and the convenience of living on a single level, combined with a fantastic golf course location in easy walking distance to the club house and the lively Twin Waters shopping village, makes this property a lifestyle and an investment opportunity that won't last.

Don't miss out and call Lydia for your inspection.

Features include:

Golf front residence in prime location

Massive 881m2 allotment

Ideal Northern aspect

Magnificent views over nature reserve and 10th fairway

Large, completely private backyard with sparkling pool

All-weather entertaining terrace

Two light-flooded open-plan living areas and master suite with floor to ceiling windows

Ducted Air-conditioning

3 well-sized guest bedrooms

Separate laundry and powder room

Paved courtyard

Extra-large double garage with additional storage or workshop space

Solar system

500m flat stroll to golf course entry and shopping village

Short drive to surf beaches, Maroochy river, Sunshine Coast airport and Maroochydore CBD

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