

31 Cypress Ct, Minyama, QLD 4575

Sold - 19/02/2021

House 3 3 4



## SOLD by Alan Riley!

Showcasing an exclusive position on Minyama's widest Broadwater, this stylish architectural home boasts stunning views complimented by an elite position on the tightly held Cypress Court. A generous 798m2 parcel of land provides an exceptional 19m of frontage with easy and direct oceans access; this property truly is a boaties dream come true.

### Open for Inspection

By Appointment.

The immaculately presented character home is a testament to the original design, a great vision that has really stood the test of time. Upon entering the property, you get the immediate feeling that you are in for something special and unique, with stunning raked ceiling drawing your eye upwards and through the home. The clever design showcases 3 generous bedrooms plus home office, with the top floor dedicated to the master suite. Natural light comes flooding in with the large open plan living spaces on the ground level, which provide flexibility of living and capture beautiful panoramic views over the water. The kitchen is ideally positioned in the heart of the home, and has been recently updated featuring stone bench tops and quality appliances.

Outside, the home enjoys an over-sized salt water pool and entertainers area. Down on the waterside there is a waterfront deck and 10m pontoon, offering endless possibilities for boating enthusiasts or keen fisherman, along with your very own beautiful white sandy beach to enjoy with family and friends.

At the entrance to the property there is both a double lock-up garage and double carport with additional parking for a trailer, caravan or boat. The front courtyard is a lush green tranquil setting and enjoys absolute privacy, with the security of a fully gated yard. This space could also cater for an extension off the original dwelling if required, or even potential for a standalone granny-flat (subject to council approval).

The location is exceptional with shopping centres, world class beaches, restaurants, banks and the Sunshine Coast University Hospital all within easy distance of this property. Access to the river mouth is short and direct and within just moments from your very own mooring on this property. This opportunity is rare and will attract the eye of many savvy Sunshine Coast purchasers. Act quickly!

Please note: 3D virtual tour link available upon request, for those buyers who are interstate or unable to view in person. Please contact the agent to request this.

Listed By  
Alan Riley



Floorplan

31 Cypress Court, **Minyama**



Area	
Interior	271 m <sup>2</sup>
Exterior	60 m <sup>2</sup>
Total	330 m <sup>2</sup>

This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m2 are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Bedrooms are measured from wall to robe.

