



**22 Mariner Dr, South Mission Beach**



## Beachfront Quality without the Salt Spray !

- \* Spacious floor plan, 459m2 under roof!
- \* 2 x living areas and a media room
- \* Kitchen with butlers pantry
- \* Large outdoor deck, pool and solar!

This sprawling beach side residence new to the market in Mariner Drive at South Mission Beach, is selling under replacement cost and is massive 459m2 in size complete with a pool, outdoor cabana, fencing, landscaping and solar on a 1121m2 level block.

Designed for entertainment, the home is sumptuous with open plan living/dining supplemented with a separate media room and games room. The outdoor entertainment area is incredibly generous and looks over the in-ground pool, cabana and bar area.

Along with the 4 bedrooms, the study can also be utilised as a guest bedroom bringing the total number of bedrooms to 5. The master bedroom is spacious (as is the walk in robe) with sliding door to the entertainment area, and an beautifully appointed ensuite.

Additional features Include (Floorplan available upon request):

- \* Central kitchen with island bench and butler pantry
- \* Fully air conditioned via ducting and split systems
- \* Large laundry with ample storage
- \* Fully fenced with remote controlled gates and a double lock up garage
- \* Off road parking pad for boat/van

Built in 2011, there have been many recent new inclusions including:

- \* 19kw Solar System
- \* Roof has been rescrewed

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<b>Price</b>	\$940k Present Offers !
<b>Property Type</b>	Residential
<b>Property ID</b>	2917
<b>Land Area</b>	1,121 m2
<b>Floor Area</b>	459 m2

## Inspection Times

Sat 31 May, 10:30 AM - 11:00 AM

Sat 07 Jun, 10:30 AM - 11:00 AM

## Agent Details

Tania Steele - 0448 250 499

## Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
Mission Beach QLD 4852 Australia  
07 4088 6880



- \* Pool decking and gazebo replaced
- \* The backyard has been landscaped
- \* Replaced pool pump and converted to Magna Pool in December 2022
- \* New ceiling fans and lights converted to LED
- \* New Gas Hot water installed July 24
- \* New split system in Bed 2
- \* Internally painted
- \* Crimsafe screening added to all doors and windows
- \* All shutters replaced to aluminium
- \* Ducted air-conditioning was serviced in August 2024
- \* New Induction 90cm cooktop and New Air-fry Oven
- \* Toilets replaced

The seller is on the move to Cairns and we're selling this beautifully appointed, beachfront quality home without the harsh elements of a beachfront position - Inspect by appointment by contacting Tania : )

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*