


75 St Andrews Drive, Port Hughes







## GOLF COURSE LIVING WITHOUT THE WAIT

3 2 4 488m2

Why wait for a new build when you can step straight into a beautifully presented, modern home where the work has already been done. Located in the highly sought-after Dunes precinct at Port Hughes, this impressive Wahlstedt home, built in 2023 and set on 488m², delivers stylish living, quality finishes, and a wonderful golf course outlook.

From the moment you step inside, the home makes an impression with 9-foot ceilings, wide hallway and 600 x 600mm glossy tiled flooring and a sense of space that continues throughout. Offering three bedrooms, two bathrooms and a versatile fourth room, there is flexibility for families, downsizers, investors or those simply wanting additional space for guests, a home office or second living area.

The master bedroom is a standout, featuring a WIR, spacious ensuite with floor-to-ceiling tiles, large walk-in shower, a generous vanity and a freestanding bath positioned to take in views across the golf course. Bedrooms two and three include mirrored built-in robes and ceiling fans, while the main bathroom provides a bath, shower, vanity with excellent storage and a separate toilet.

At the heart of the home is a stunning, generously appointed kitchen that combines contemporary style with exceptional functionality. Designed for everyday living and entertaining, it offers abundant bench space, storage, and

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| **Price** | $995,000 |
| **Property Type** | Residential |
| **Property ID** | 12627 |
| **Land Area** | 488 m2 |

### Agent Details

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thoughtful features that make cooking and hosting effortless, centered around a large stone island bench with generous under-bench seating, creating the perfect gathering point for family and friends. Whether enjoying a casual breakfast, preparing dinner or entertaining guests, the island provides plenty of room to spread out while keeping the cook connected to the adjoining living and dining areas. Stone benchtops, 900mm gas cooktop, electric oven, dishwasher, twin sink, large walk-in pantry along with soft-close cupboards and drawers, add another touch of quality. The kitchen flows effortlessly to the open-plan living and dining area before continuing outdoors to the sheltered alfresco entertaining, making it the perfect space to enjoy the outdoors in comfort while taking in the golf course views.

For golf enthusiasts, the lifestyle on offer is hard to beat. The rear roller door provides direct access to a purpose-built golf buggy ramp, allowing you to drive your buggy straight from the garage and onto the golf course. No loading, no trailers and no unnecessary fuss, simply jump in and head out for a round.

Practicality hasn't been overlooked either, with the double garage under the main roof providing internal access via the kitchen, while the laundry offers floor-to-ceiling linen storage, a broom cupboard and provision for appliances beneath the bench. The garage also provides the ideal secure storage and launching point for your golf buggy.

Year-round comfort comes courtesy of 12kW ducted heating and cooling, while the combustion heater adds warmth and ambience when you want to slow things down and enjoy a cosy evening at home. The home also comes with 10kW of solar to help keep those power bills down. And when convenience matters, it's right at your fingertips. From your smartphone, you can control the heating and cooling, irrigation system and even open the roller door before you've arrived home.

Whether you're looking for a permanent home, a coastal getaway, an investment or an easy-care property to downsize into, this is one that deserves your attention.

No waiting for construction. No choosing finishes. No building delays. Just move in, unpack and start enjoying the Dunes lifestyle, and for those who love golf, the combination of direct course access, dedicated golf buggy access, golf course views and a beautifully appointed modern home make this property something truly special.

Call Tom Nolan on 0438797687 to arrange an inspection, as homes of this quality and presentation don’t come along every day.

RLA 228106

Council/ Copper Coast Council

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