

# AMBER WERCHON

PROPERTY · PEOPLE



## 13 Schirrmann Drive Maroochydore QLD

4 2 5

Amber Werchon Property welcomes you to this well-loved and immaculately maintained waterfront home, nestled on the serene Schirrmann Drive in Maroochy Waters. This rare opportunity to secure a deepwater canal property with 66 feet of water frontage is not to be missed! Set on a generous 654m<sup>2</sup> block, this Mediterranean-inspired home features original terracotta tiles, charming arches, and an abundance of character.

Lovingly owned by the same family for 26 years, the property offers a wealth of rare features, including a private boat ramp with a winch - an exclusive asset, as the council no longer approves new ramps. The option to install a jetty or pontoon adds even more waterfront potential for boating enthusiasts. The solar-heated pool is perfect for year-round

<b>Type</b>	: House
<b>Price</b>	: Contact Agent
<b>Building Size</b>	: 213 sqm
<b>Land Size</b>	: 654 sqm
<b>View</b>	: <a href="https://www.amberwerchon.com.au/8146933">https://www.amberwerchon.com.au/8146933</a>



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[For full version visit the website](https://www.amberwerchon.com.au)

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ARTIST'S IMPRESSION ONLY: Every effort has been taken to ensure the accuracy of this floor plan's measurements and areas; however, measurements are approximate, and no responsibility is taken for any error or misrepresentation made by the artist. No guarantee is offered, and the use of this floor plan is for illustrative purposes only.

13 Schirrmann Drive, Maroochydore

INTERNAL - 136 SQM  
EXTERNAL - 62 SQM  
GARAGE - 34 SQM  
TOTAL - 232 SQM