



# SOLD

## WELCOME TO YOUR NEW SANCTUARY!

This wonderfully designed four bedroom, two bathroom residence on a 728m<sup>2</sup> block plus theatre room and study will offer your family an amazing lifestyle. Built by Dale Alcock this home definitely falls into the category of the complete family package and is located on a quiet street in the wonderful community of Port Bouvard. This beautifully presented home also delivers fantastic Karri timber flooring, large open plan living, semi-enclosed alfresco off the kitchen which is out of the sea-breeze and an extra wide garage with workshop. The garage has the bonus roller door access through to the backyard perfect for storing trailers, smaller boats, camper trailers, jet ski's etc.

The kitchen is the central hub of the home and includes a stainless steel 900mm Arda gas cook top, Westinghouse oven & range-hood, breakfast bar, stylish splashback, microwave recess, double fridge recess and plenty of cupboard space. Off the kitchen is the spacious living / dining area surrounded by the wonderful use of glass plus through the sliders to the alfresco under the main roof. The generous master bedroom with large built in robe is located at the rear of the home with a sliding door giving you access to the charming back garden. The stylish en-suite is a very good size with double vanity and shower.

Once you come through the superb glassed and tinted double door entrance the front of the property includes your study, theatre room, internal access from the garage and a separate wing to the home. This wing is where you'll find the other three minor bedrooms with BIR's, main bathroom with bath / shower and laundry.

The back yard is perfect for the green thumb and will become you own little sanctuary with fantastic use of potted plants, trees, fish pond, pergolas, artificial turf, raised garden beds and more!! It even includes an outdoor open air workshop or it could be converted into a spectacular aviary.

This lovely property also includes:

- Ducted Evaporative Air Conditioning throughout
- 10 Solar panels – 2.5KW
- Alarm system available plus smart wired
- Brilliant use of bulkheads and recessed ceilings
- Striking use of LED lighting plus feature & pendant lighting
- Excellent use of sectional doors to separate areas of the home
- Roller shutters to required windows
- New gas instant Hot Water System
- Shade sail for backyard plus garden shed

This outstanding property is close to the sensational surfing/swimming/fishing beach Avalon

4 BED | 2 BATH | 2 CAR

PRICE:  
\$505,000

OPEN FOR INSPECTION:  
N/A



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