



**SOLD**

## COMFORTABLE FAMILY LIVING - BETWEEN THE OCEAN AND THE ESTUARY!

If you want to give your family the best of coastal living, then look no further than this absolutely gorgeous two storey, large family home, positioned on a 663sqm elevated block, set in the estuary side of Old Coast Road.

Built for comfort, this four bedroom, two bathroom family home has plenty of space for the entire family. Featuring 3 separate living areas, including a central family and adjoining theatre/games room, a formal lounge room, plus an upstairs parents or teenagers retreat/activity room. This elevated home has both ocean and estuary views in the distance.

The master bedroom is positioned at the front side of the home with its own his and her walk-in robe, en-suite with bath and separate shower and toilet.

The family wing features three queen-sized minor bedrooms, one with its own semi en-suite bathroom, all with either walk-in or built-in wardrobes. There is a large laundry with plenty of bench and cupboard space and access to the backyard.

The large central kitchen is well appointed with breakfast bar, double sink, gas cooking and walk-in pantry, all overlooking the meals area and a central family living area. It also has a shopper's entry from the double garage.

There is a large theatre/games room with high ceilings positioned at the rear of home. At the front, there is a formal lounge room, and stairs to the upper level.

Upstairs is a large open living room that could be used as a parents or teenagers retreat/activity room. It has a balcony at the front side offering lovely ocean views in the distance and some estuary views from the other end of this spacious living room.

The lovely front garden has been designed to be low maintenance and reticulated. In addition to the double driveway, there is extensive paved areas for more vehicles and parking for a caravan and boat. There is also side access to the rear of the property for a car, trailer or boat.

In the backyard, there is a huge alfresco that provides a private outdoor entertaining area. This is

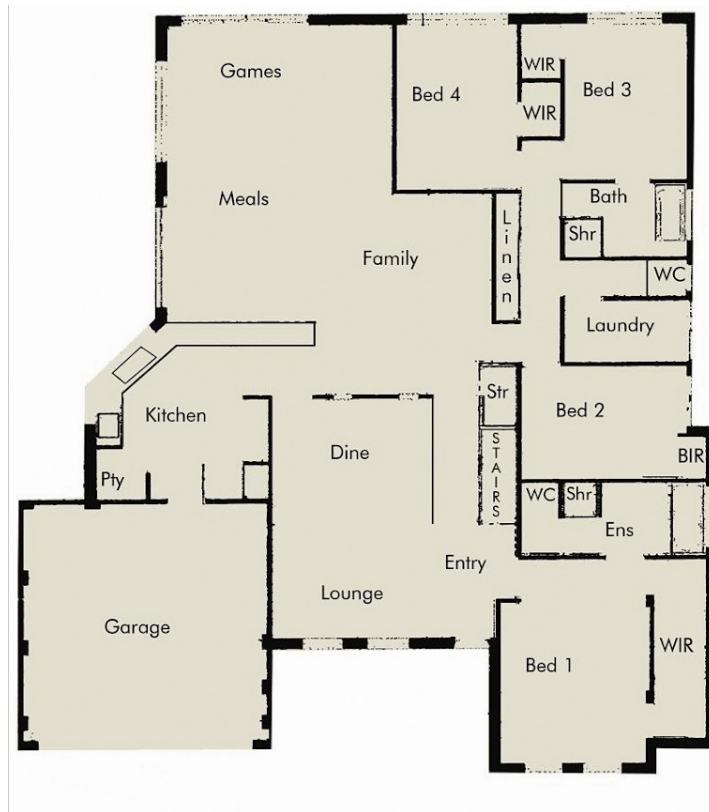
4 BED | 2 BATH | 0 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.