

## FOR SALE

### ABSOLUTE WATERFRONT - WITH EVERYTHING YOU NEED !!!

Dual living with the state of the art modern architecturally designed home with open plan living, high ceilings and bamboo floorboards and a generous use of glass delivering panoramic views over a prestige bushland set home. This sleek and stylish tri level home has all you could want and more, from a modern kitchen with granite bench tops, large powered butlers pantry to a media room and the is only on the first level. Walk down the stairs to a fully self-contained Granny flat with 2 bedrooms, bathroom, living, laundry and kitchenette. On the lowest level closest to the water you have another room which could be utilised for so many things, storage for fishing and boating, games room, mans cave, or independent living for the teenager that wants room to spread out (intercom as well).

#### KEY FEATURES: Entry & Street level

- Double lock up remote garage with rear access
- Stunning gourmet kitchen with Commercial size gas hot plated oven, black granite bench tops & large powered butler's pantry
- Expansive lounge/dining room with cool bamboo flooring & soaring cathedral ceilings & a cosy combustion fire place
- Expansive entertainers deck overlooking the water
- Generous master bedroom with huge 9m2 walk in robe and ensuite
- Two additional bedrooms with built in robes (one bedroom sound proofed for media room)
- Tropical in ground pool (with heat pump ) with loads of deck space

#### KEY FEATURES: Lower Level - (ideal for those with independent kids & or extended family)

- Spacious living & dining with glass sliding doors to deck
- Kitchenette
- 2 bedrooms with robes overlooking the inlet
- Under stairs storage great for wine cellar
- Laundry (additional laundry could be applied within garage that already has plumbing in place)

#### KEY FEATURE: Basement level

4 BED | 3 BATH | 0 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



**Sharon Smythe**

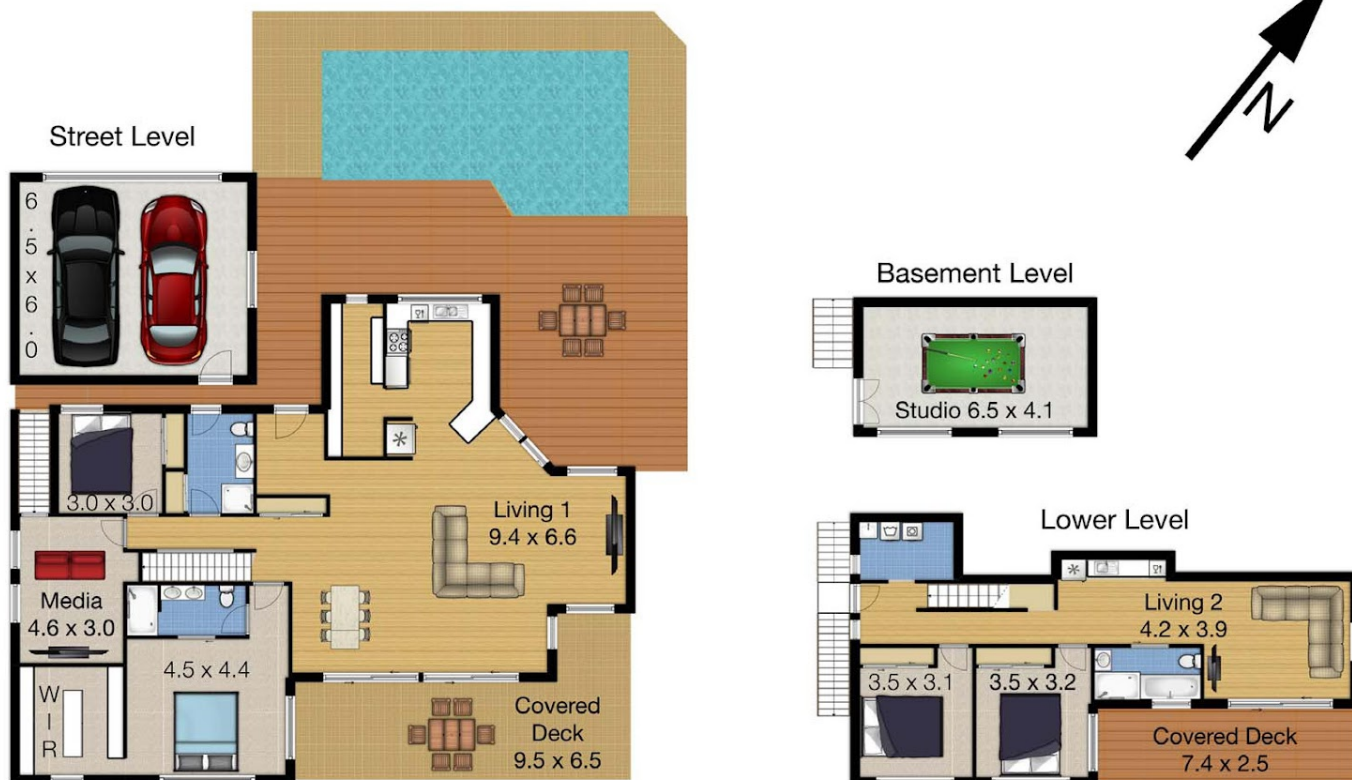
**0412195500**

sharonsmythe@atrealty.com.au

[smytheproperties.com.au](http://smytheproperties.com.au)

# 121 Peninsula Drive, Bilambil Heights

Total Approximate Floor Area 401m<sup>2</sup> | 4 Bedrooms + Media + Studio | 3 Bathrooms | 2 Cars



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.