



FOR SALE

BEAUTIFULLY PRESENTED "RIVERSTONE" HOME WITH THREE BATHROOMS

Welcome to 11 Bottlebrush Lane a quality built four bedroom, three bathroom Riverstone home in the wonderful community of Port Bouvard. Built with external feature limestone this low maintenance, secure property incorporates a huge open plan living space plus generous bedrooms and all having access to an en-suite bathroom. The hub of the home is the very well appointed, two tone kitchen with Essa-stone benchtops, 900mm stainless steel Kleenmaid oven & rangehood, breakfast bar, dishwasher, walk in pantry, large fridge recess, island bench and microwave recess.

Once you enter you are greeted with that feeling of openness due to the high ceilings, expansive meals / living space and separate sitting area. Off the living area are sliding doors out to the front courtyard overlooking the park giving the home ideal natural light. The perfect colour schemes throughout the home are very earthy and warm. Off the kitchen is the well finished laundry with huge walk in linen press for your extra storage needs. All three en-suite bathrooms are beautifully displayed and include a toilet plus there is the extra powder-room for when entertaining.

This stunning home also includes:

- Reverse Cycle Ducted Zoned A/C throughout
- Alarm System
- Huge WIR to master bedroom & double BIR's to minor bedrooms
- Classy mixed use of light fitting with down lights, pendants & feature lighting
- Large double door entry
- Internal shoppers entrance from garage to living area
- Total Floor area including garage is 246m²
- Block size 501m²

This awesome residence is walking distance to Falcon Primary School and close by is Avalon Bay plus many great parks. Only 5min away by car is the Miami Shopping Centre, Dawesville Channel & Marina, Falcon Bay, Falcon Library, café's/restaurants, "The Cut" Golf Course, Peel Estuary and much more!

If you're looking to be apart of an remarkable community in a beachside location and enjoy an aquatic lifestyle then call Daniel Bandy for an inspection today.

4 BED | 3 BATH | 2 CAR

PRICE:
\$439,000

OPEN FOR INSPECTION:
N/A



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