



FOR SALE

PROPERTY SOLD BY KARL STOPIC

COMFORTABLE FAMILY LIVING - BETWEEN THE OCEAN AND THE ESTUARY!

Location is everything and this lovely, modern & spacious family home certainly ticks this box. This beautifully maintained family home in Port Bouvard is located in a quiet street and close to the stunning white sands of Avalon Bay. The home is also within close proximity to Falcon Primary School, local shopping, transport and family restaurants. All of this makes this home an ideal place for family living!

This fabulous 4 bedroom, plus study home with open plan living was designed for the growing family & represents outstanding value. Walking through the gorgeous double door entry the large main bedroom is to your left. This master suite with brand new carpet has room for a king bed and hosts a generous walk in robe & ceiling fan. The en-suite is finished off nicely with a double vanity, shower and a separate W/C with own its door. Heading back out to the entry you will next come across both the theatre/formal lounge room on one side and very large office space/kids game room on the other, both rooms with new carpet. As you come to the end of this area you will enter the main living areas of this beautiful family home. With timber look vinyl planks in the family room, kitchen, dining with a wall mounted plumbed in Rinnai heater you will love the feel of this whole space.

The large corner kitchen with neutral laminate bench tops has everything you need! It is fitted out with a built in wall mounted microwave, Westinghouse 900mm s/s gas cook top and electric oven and last but not least, a Fisher & Paykel two drawer dishwasher. The dining area is opposite the kitchen with room for the whole family to eat. Across from the dining and kitchen is the lovely open plan family/living room.

Heading down the hallway you will find the three minor bedrooms, the main bathroom, laundry and second toilet. Two of the minor bedrooms have walk-in wardrobes and the third with built-in robe, ducted air conditioning and vinyl planks. The main bathroom hosts a lovely bathtub under the window, with a separate shower cubicle. The second WC is located in the laundry along with generous linen storage, and a secondary storage area in the hallway. The laundry leads directly outside for ease to the wall mounted close line. All windows have security screens installed.

Outside you will find a gorgeous alfresco area with an additional council approved gabled pergola providing a large undercover entertaining area. There is side access with a modern

4 BED | 2 BATH | 2 CAR

PRICE:

Contact agent

OPEN FOR INSPECTION:

N/A



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