



## FOR SALE

### BEAUTIFUL HOME IN THE GOLF COURSE ESTATE

King size main bedroom with parents retreat and built-in library.  
 "His" and "Hers" separate dressing rooms.  
 En-suite with shower and bath, heated towel rails and heat lamps.  
 Three other larger than average bedrooms.  
 Media room/study/nursery/5th bedroom.  
 Attic ladder and loft storage.  
 Triple garage with workbench space, storage and ample shelving.  
 Formal and Informal lounge separated by double sided gas fireplace.  
 Second bathroom includes bath and shower. Separate powder room alcove.  
 Modern Kitchen with stone waterfall bench tops and European appliances.  
 Separate dining and breakfast areas with storage cupboards and drawers.  
 Large walk in pantry. Generous laundry with linen and broom cupboards.  
 Outdoor patio and fully enclosed sun room.  
 Crimsafe window security throughout and bi-fold Crimsafe patio doors.  
 Quality drapes and plantation shutters throughout.  
 Solar panels on roof, security alarm systems & ducted vacuum system.  
 Automatic watering system to low care garden & garden shed  
 Termite protection systems and additional chemical barrier and inspection pots.  
 Dedicated individual room air conditioning. Generous internet and TV sockets  
 Quiet secluded area, local traffic only and delightful neighbours.  
 Sides and back of property fully fenced and enclosed.  
 Space to accommodate a pool.  
 Membership included to the Pacific Harbour Golf and Country Club with dining, gym and swimming pool facilities. Superb golf course on your doorstep.

Rates are \$1417.80. Call Geoff (your local agent) on 0414 230 130 to arrange your private inspection today.

4 BED | 2 BATH | 3 CAR

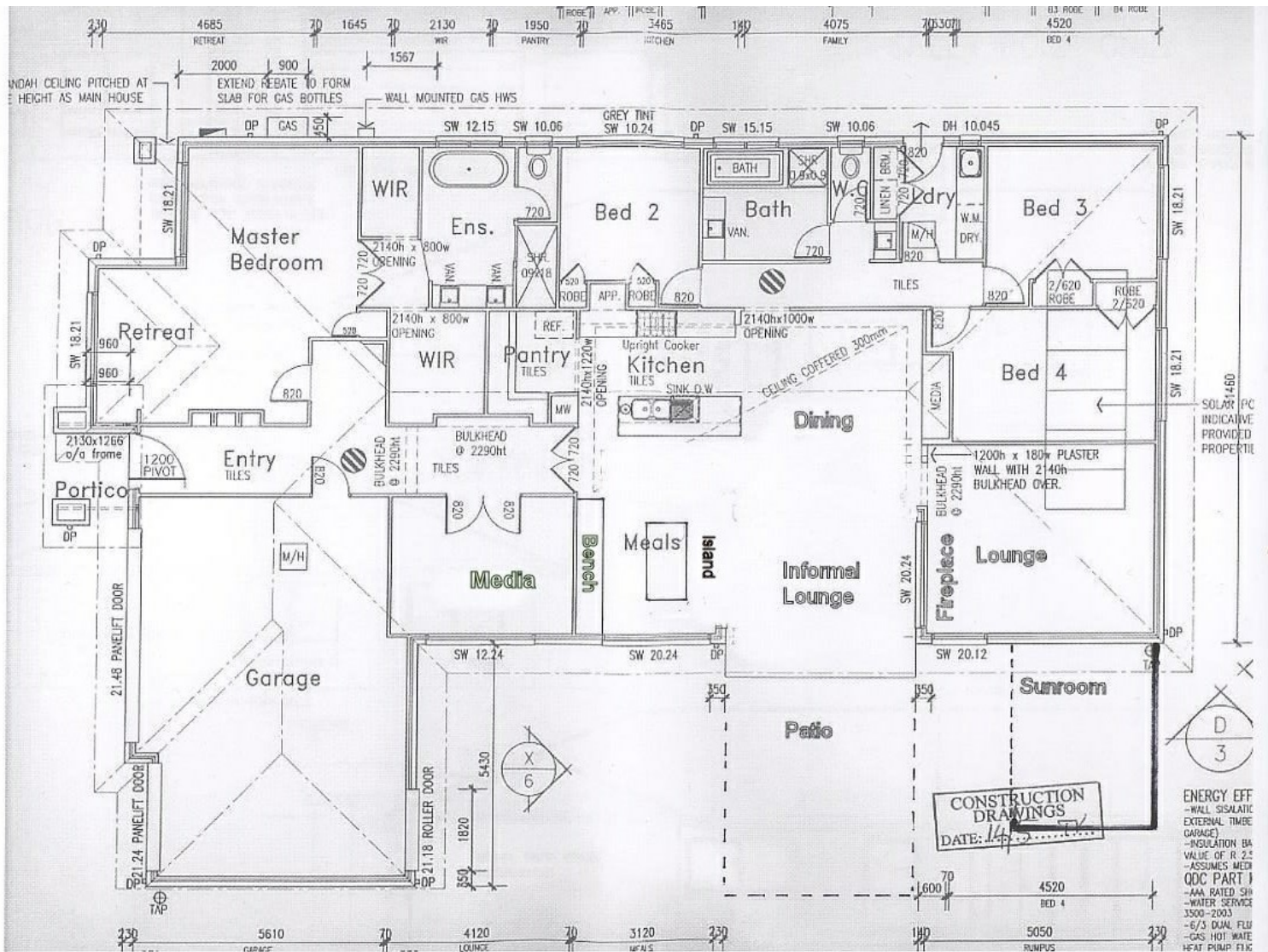
PRICE:  
CONTACT AGENT

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.