



# FOR SALE

## HIGH SET ENTERTAINER

Excellent entry into the real estate market with all the hard work done. Three bedroom brick and tile makes for a great first home or quality investment. Positioned on a high-set block, you will search high and low for another one like it so don't delay your inspection.

Striking aluminium french doors lead from the dining area onto your outdoor entertaining area with gorgeous wide planks of merbau decking enhancing the look of the expansive deck.

- Highset location captures soothing lake and ocean breezes
- Corner block with great side access for caravan, boats or toys
- Modern kitchen with stainless steel appliances
- 900mm chefs oven and gas cook top with 5 burners
- Butler's pantry with second sink, preparation area and storage
- Reverse cycle air conditioning in the living area and gas point for heating
- Freshly laid concrete driveway with off street parking for 4 cars
- Oversize laundry and second toilet in the garage
- Short stroll of approximately 700 meters Edgewater park and the lake's edge
- Public School approx 1.4km and High School approx 5.1km
- An array of parks and amenities all nearby
- Roof restoration completed in early 2017

Potential yield \$400 to \$420 per week

Approx 559m2 Block

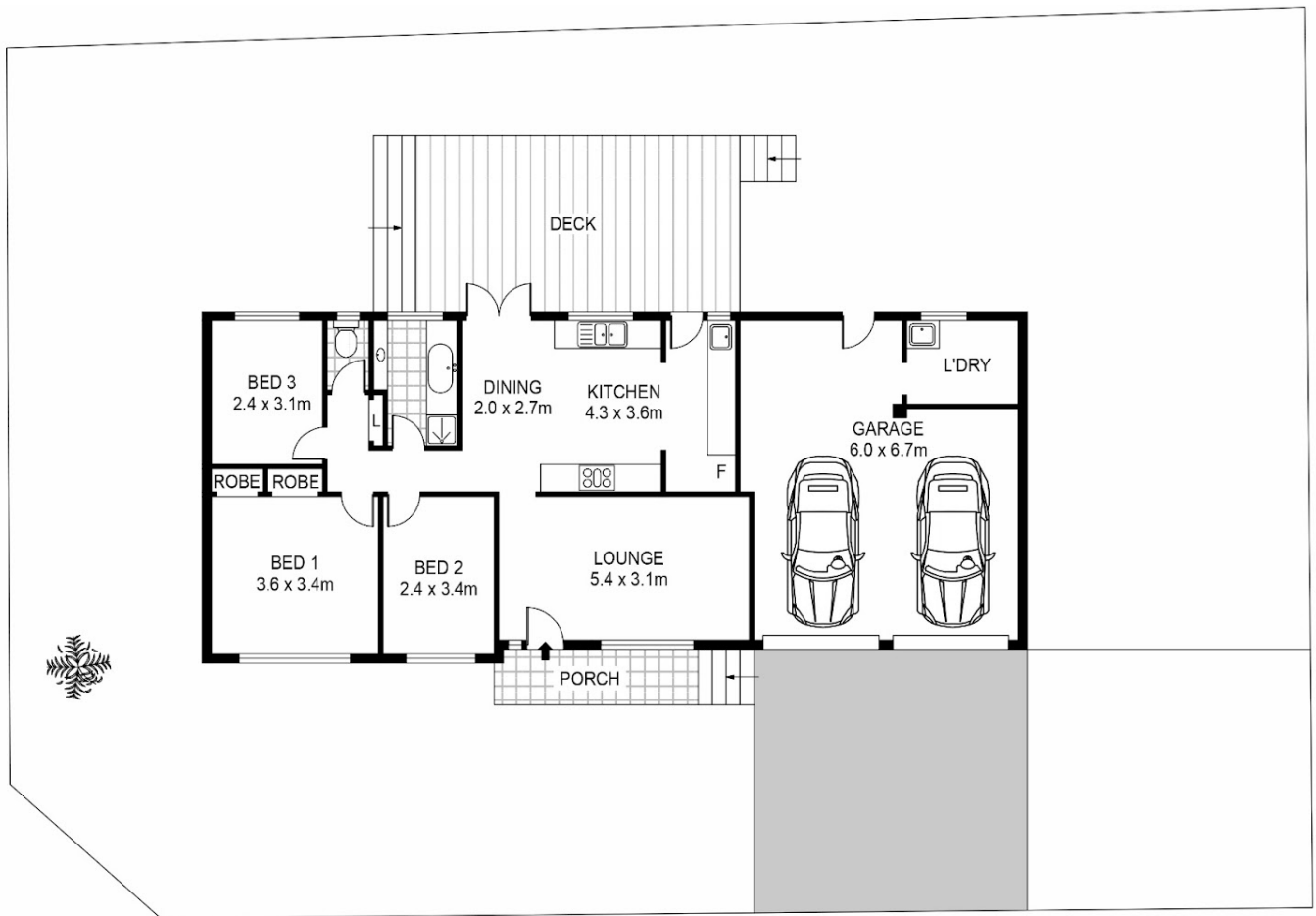
3 BED | 1 BATH | 2 CAR

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



**Matt Rogers**  
**0402414167**  
matt1@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

## 12 Cox Close, Buff Point

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.