



**SOLD**

## SUPER SIZE, SIDE ACCESS IN PORT BOUVARD!

What an awesome opportunity to secure a four bedroom, two bathroom home with theatre room and massive side access perfect for the boat, caravan or even both. Located in the wonderful community of the Northport precinct in Port Bouvard and walking distance to Falcon Primary School this home is ready for the next family to enjoy. Nearby is the world class surfing, fishing & swimming beach Avalon Bay.

The home has been perfectly planned out starting with a spacious master bedroom with his & hers walk-in-robe, lovely en-suite and then followed by a separate theatre room. You are then greeted by the light filled open plan living / dining area with high ceilings and modern kitchen all overlooking the massive entertaining alfresco under the main roof. The impeccable kitchen includes stone benchtops, 900mm Westinghouse oven, gas cooktop & range-hood, breakfast bar, plumbed fridge recess, walk in pantry and Samsung dishwasher. The back half of the house is the kid's domain with the three roomy minor bedrooms, bathroom with bath and laundry.

This outstanding property also includes:

- \* 2 x Split System A/C Units in main living area and master bedroom.
- \* Quality LED Downlights and light fittings throughout.
- \* Ideal window treatments throughout
- \* Stacker doors leading out to entertaining alfresco.
- \* Security screen on front door.
- \* Built in robes to minor bedrooms.
- \* Internal access from Double Garage.
- \* Rear garden shed
- \* Plenty of Parking

As well as being close to the local Primary school and Avalon Beach also only 5min away by car is the Miami Shopping Centre, Dawesville Channel & Marina, Falcon Bay, Falcon Library, many parks, "The Cut" Golf Course, Peel Estuary, cafés / restaurants and much more!

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

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$420,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Daniel Bandy**

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