25 SIERRA VISTA BOULEVARD **BILAMBIL HEIGHTS**

FOR SALE

HIGH ON THE HILL - POOL - WITH VIEWS OUT TO THE OCEAN

INSPECTIONS BY APPOINTMENT WELCOME
If its views, great house, and pool, look no further. This home has been built to optimise its hilltop location with panoramic views over the Broadwater and out to the Sea.
This delightful split level family home is ideal for entertaining on its wide timber deck while your friend will be amazed at your view. This ever-changing view will surprise everyone with something different every time you look, from the sunrise to the full moon shimmering on the water, or sit back and watch the twinkle of lights by night.

ENTRY LEVEL:
-Large lounge room with high ceilings.

SPLIT TO TOP :
- Family living/dining room
- Kitchen
- Powder room
- Large master bedroom with ensuite, walk in robe
- Large covered decking

LOWER LEVEL:
- Three spacious bedrooms with built-in robes
- Main bathroom with bathtub
- Separate toilet
- Laundry
- Covered patio

ADDITIONAL FEATURES:
- Salt water in ground 11-meter pool
- polished timber floors on upper level
- Quality carpets in Bedrooms
- Gas cooktop, dishwasher and plenty of storage
- Mesh roll-down blinds on upper deck
- Ceiling fans throughout

4 BED | 2 BATH | 2 CAR

PRICE:
$700,000 - $729,000

OPEN FOR INSPECTION:
N/A

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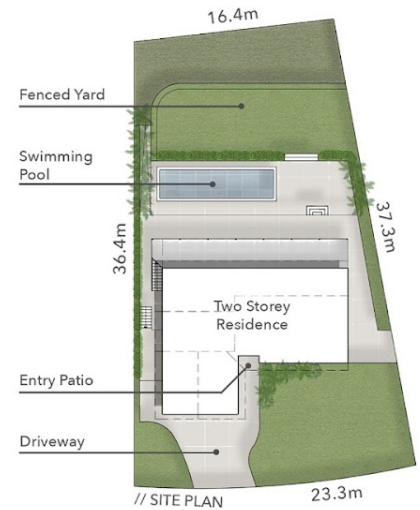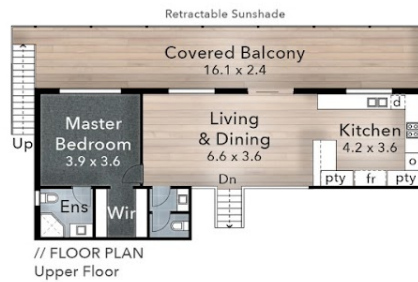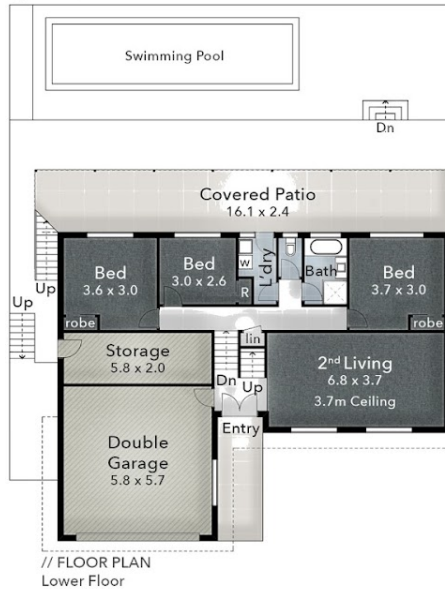smytheproperties.com.au

25 Sierra Vista Boulevard, Mt Bilambil Heights

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Total Approximate Floor Area 295 sqm
Total Land Area 736 sqm

Terranora Creek Views

⊙ NORTH

Swimming Pool

Dn

Covered Patio
16.1 x 2.4

Bed
3.6 x 3.0

Bed
3.0 x 2.6

W
L/dry
R

Bath

Bed
3.7 x 3.0

robe

robe

Up

Up

lin

Storage
5.8 x 2.0

Dn
Up

2nd Living
6.8 x 3.7
3.7m Ceiling

Double Garage
5.8 x 5.7

Entry

// FLOOR PLAN
Lower Floor

Retractable Sunshade

Covered Balcony
16.1 x 2.4

d

Master Bedroom
3.9 x 3.6

Living & Dining
6.6 x 3.6

Kitchen
4.2 x 3.6

o

Dn

pty fr pty

Up

Ens

Wir

// FLOOR PLAN
Upper Floor

16.4m

Fenced Yard

Swimming Pool

Two Storey Residence

Entry Patio

Driveway

36.4m

37.3m

23.3m

// SITE PLAN

SIERRA VISTA BOULEVARD

Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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