



FOR SALE

FANTASTIC VALUE IN THIS BEACHSIDE HOME

Situated in the first release of The Break is this character loaded two storey 4 x 2 family loft home. You really must come and look at this lovely home to appreciate all the special features the owners have included. Impressive entry and reception area with intricate feature tiling detail to hallway. Superb spacious loft living upstairs boasting fully equipped theatre room, plus a stunning enclosed balcony with views of the Indian Ocean which can be enjoyed all year round. Feature packed family areas with soaring ceiling to upstairs mezzanine living. Superb chefs kitchen with bespoke feature bulkhead, heaps of storage and ample bench space. Additional separate games room for all the family to enjoy.

Accommodation briefly comprises;

- * Elegant entrance through double doors into large reception area
- * Large master bedroom suite with fully fitted walk in robe, coffered ceiling and spacious en-suite spa bathroom
- * The main casual living area comprises dining, family and central kitchen
- * Separate games/lounge room with double french doors
- * Minor bedrooms are all large doubles, bed 2 has double built in mirrored robes, beds 3 & 4 have large walk in robes.
- * Spacious family bathroom and practical laundry with plenty of storage and polished timber benchtop
- * Large linen storage and additional understairs storage
- * The upstairs accommodation is currently used as a dedicated theatre room, it also provides walk in storage areas along its length and flows through to the enclosed balcony which provides a quiet retreat to enjoy the views all year round.
- * Double remote garage with 3m extra high ceiling, new remote door and motor, with drive through access to the workshop at the rear.

The property also benefits from;

- * Reverse cycle air-conditioning
- * Solar panels keeping utility costs down
- * Established, easy care gardens front & rear, fully reticulated from mains
- * Decked patio with recently installed butterfly gazebo, shaded seating areas
- * Large 4m x 6m powered shed/workshop and further potential to develop the backyard
- * The property has an abundance of power points inside and out
- * Previously licensed as an outside school hours child care facility

4 BED | 2 BATH | 2 CAR

PRICE:
BUYERS OVER \$699,000

OPEN FOR INSPECTION:
N/A



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