

# SOLD

## ULTIMATE SEASIDE RESIDENCE

THIS COULD BE THE PERFECT SEA CHANGE YOU HAVE BEEN LOOKING FOR. SITUATED ONLY METRES FROM THE SURFING BEACH AND FISHING GROUNDS OF BROWNS BAY.

A SHORT DRIVE AND NESTLED BETWEEN NELSON, PORT MCDONNELL AND MOUNT GAMBIER.

THIS HOME IS POSITIONED ON A ALLOTMENT MEASURING 7,374 SQ/M AND SURROUNDED BY NATIVE SHRUBS, THE HOME HAS BEEN DESIGNED TO LIMIT THE ELEMENTS OF THE WEATHER BUT ENJOYS THE BEST OF SEASIDE LIVING.

IDEAL AS A RESIDENCE OR THE ULTIMATE HOLIDAY HOME, THE NEW OWNER WILL HAVE YEARS OF ENJOYMENT WITH FAMILY AND FRIENDS.

THE RESIDENCE IS SPACIOUS AND COULD CATER FOR A FEW FAMILIES OVER THE HOLIDAY MONTHS, AND INCLUDES, FULLY ENCLOSED PATIO/ GAMES ROOM INCLUDING, SLOW COMBUSTION HEATING, KITCHEN AREA SO YOU CAN ENTERTAIN ALL YEAR ROUND.

OPEN KITCHEN MEALS FAMILY ROOM INCLUDING WALK IN PANTRY, DISHWASHER AND BREAKFAST BAR.

FORMAL LOUNGE HAS LARGE WINDOWS LOOKING OUT TO THE GROUNDS, UPSTAIRS YOU HAVE OPEN RUMPUS ROOM WITH DECKING AND GREAT VIEWS OVER BROWNS BAY COAST LINE.

IDEAL FOR THE FISHERMAN TO CHECK THE SEA BEFORE HE HEADS OFF TO CATCH A CRAY OR DROP A LINE.

4 GOOD SIZE BEDROOMS THE MAIN HAVING WALK IN ROBE AND EN-SUITE, PLUS A LARGE MAIN BATHROOM INCLUDING SPA.

THE GROUNDS ARE GREAT WITH EASY CARE LAWNS JUST USE THE RIDE ON, OR IF YOU ARE INTO VEGES THERE IS A GARDEN BED AND HOT HOUSE TO KEEP GROWING ALL YEAR ROUND.

A LARGE SHED MEASURING APPROXIMATELY 20 M X 7.5 M. IDEAL FOR THE FISHING BOAT AND PLENTY OF ROOM FOR A WORK SPACE.

A DOUBLE GARAGE UNDER THE MAIN ROOF OF THE HOUSE HAS INSIDE ACCESS AND STORAGE ROOM AS WELL.

ADD EXTRAS LIKE SOLAR HOT WATER, BORE WATER, 20,000 GALLONS OF RAIN WATER, DUCT-ED REVERSE CYCLE AIR-CONDITIONING MAKES THIS PROPERTY GREAT VALUE.

IF YOU ARE READY FOR A GREAT LIFESTYLE, THE SMELL AND THE SOUND OF THE

4 BED | 2 BATH | 5 CAR

PRICE:  
\$505,000

OPEN FOR INSPECTION:  
N/A



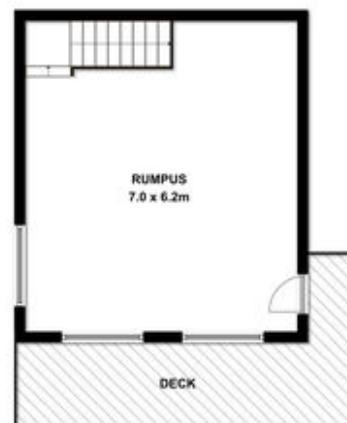
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GROUND FLOOR



FIRST FLOOR

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.