



## FOR SALE

### EXPANSIVE 3 STOREY LIVING

Enjoy all the comfort and luxury of this fabulously unique home spanning over 3 levels and 372m2 of living. With an elevated position this home enjoys Princess Royal Harbour views, quiet, private with everything you could ask for in an exclusive address.

#### Things You Will Love:

##### Ground Level

Warehouse Style Living with 3m High Ceilings  
Stunning Spanish Floor Tiles Throughout Open Plan  
Open Plan Kitchen / Dining / Living with Tile Fire  
900mm Stove Top, Wall Oven, Rangehood, Dishwasher & Breakfast Bar  
Master Bedroom with Ensuite - Shower, Bath, Vanity & Toilet  
Spacious Second Bedroom with BIR  
Stylish Jarrah Stairs to Guide You to the Second Level  
Large Laundry with Ample Storage, Plus 2nd Toilet

##### Second Level

Huge Games Room Opening onto Timber Decking  
Third Bedroom with BIR  
Oversized Bathroom with Spa Bath, Shower & Toilet  
Cypress Pine Flooring Throughout  
Two decked Balconies to Enjoy Year Round  
Jarrah Staircase Leading to the Third Level

##### Top Level

Open Rumpus Room/Teenage Retreat  
Spacious Bedroom Flooded with Natural Light  
Balconies Either end to Enjoy the Elevated Outlook  
Views Extending out to Princess Royal Harbour or Over the Backyard

Fully Insulated  
Garden shed  
1542 Sqm Block Size  
Fully Fenced Yard with Low Maintenance Gardens

4 BED | 2 BATH | 2 CAR

#### PRICE:

\$469,000

#### OPEN FOR INSPECTION:

N/A



**Craig Nathan**

**0407774594**

[craignathan@atrealty.com.au](mailto:craignathan@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)