



**SOLD**

## SOLD! STUNNING "NORTH-TO-WATER" LOCATION IN SOUGHT-AFTER RABY BAY!

SOLD!

Ladies and gentlemen, we are excited to present to you a rare gem in Raby Bay!

Situated on 752m<sup>2</sup> with a northerly aspect is this solid family home with loads of potential.

Boasting a 19.5m waterfront boundary width, you'll enjoy superb vistas the whole year round.

The home includes high ceilings, a spacious gas-cooking kitchen and 3 separate living areas.

The large main bedroom is on the ground level and includes ample wardrobes and an ensuite.

There are 3 bathrooms, including powder room on the lower level and main bathroom upstairs.

There's also scope to cordon off a fourth bedroom upstairs if additional bedrooms are required.

Outside you'll enjoy a private outdoor entertainment area with sweeping views down the canals.

The yards incorporate plenty of space for a pool if desired and the pontoon has a "super fender".

The double-lockup remote control garages feature an additional side roller door and a workshop.

There is also a convenient car/boat/trailer port down the left hand side which is ideal for storage.

The home is fully fenced and secure with keypad front gate entry and steel mesh security screens.

There is also a home security alarm system, and the solar hot water will help keep the bills down.

Perhaps most importantly, the home is situated within walking distance of all the local amenities.

**3 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$1,200,000

**OPEN FOR INSPECTION:**  
N/A



**Ben Tafolo**  
**0419260719**  
tafolo@atrealty.com.au  
[tafolorealty.com.au](http://tafolorealty.com.au)