



# FOR SALE

## STUNNING HOME WITH WATER VIEWS!

Catherine Read is proud to welcome 23 Colonial Court to the market. A superior and architecturally designed home of 428sqm on a 900sqm lot nestled in a quiet Cull de Sac with views to the estuary. This 2 storey home is simply stunning and immaculately presented, it is sure to impress upon viewing! This clever design will offer something for the whole family. There are quality inclusions, all with a neutral pallet making it easy to just bring your furniture and move right in. This gorgeous home has been absolutely loved and immaculately maintained and cared for by the owners and is being offered for sale for the first time to buyers who are looking for something special and needs some if not all of the following: Great house with water views, Chefs kitchen with massive outdoor entertaining area, space, tranquillity, the ability to grow your own herbs if desired, great entertaining area, massive powered shed and a cute potential studio, children's playhouse or dedicated potting shed. Check out the list of features of this perfect family home:

### Features:

- Large 900sqm block with views to the Peel Estuary.
- 2 Storey home with 4 bedrooms and 2 bathrooms with 2 powder rooms.
- Master bed with ensuite, his/her walk-in robes plus 2-way powder room.
- Parent retreat also boasts living room & bar/kitchenette.
- 2 separate access doors to viewing balcony from parent retreat.
- Views to the stunning Estuary.
- Ducted reverse cycle air-conditioning throughout.
- Mains water plus the advantage of a Bore.
- Dedicated home office plus sewing/craft or activity room.
- Huge kitchen with island bench to open plan family/ dining area.
- 900ml stainless steel stand-alone electric oven with gas cooktop.
- Huge 54sqm vaulted timber lined Alfresco/ entertaining area with fitted café blinds.
- Double door garage with through access to the massive powered shed.
- Colourbond Powered shed/ workshop (9m x 6m).
- 5kw solar panels with the (47c) rebate.
- Security screens throughout and solid wood French doors.
- Reconstituted limestone shed/ potential studio or children's dream house.
- Planter beds for the keen gardener all set up.
- Low maintenance manicured and reticulated lawns.
- Plus so much more!

4 BED | 2 BATH | 2 CAR

### PRICE:

Fr \$575,000

### OPEN FOR INSPECTION:

N/A



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