



# FOR SALE

## SELLERS SAY "MAKE AN OFFER!" - MUST SELL!

### ENJOY THE SPECTACULAR VIEWS OF THE OCEAN & RESERVE!

This striking two storey home built by highly acclaimed builder the Rural Building Company is located at the end of a quiet cul-de-sac street and sides the Caddadup Reserve / "The Cut" Golf Course and offers amazing ocean views. This four bedroom, three bathroom residence includes a beautifully appointed kitchen, multiple living areas on both levels with enclosed theatre room, spacious parents retreat, upstairs kitchenette, large upstairs balcony to enjoy the sunsets and near new separate rear air conditioned studio.

I cannot stress how remarkable the outlook is from this elevated property looking out over the ocean with the reserve right next door which includes the world class "The Cut" Golf Course. The pictures don't tell the full story of what these views have to offer.

With high standards in mind, some of the outstanding features of this home include:

- Superb kitchen with 900mm oven, cooktop & rangehood, dishwasher, island bench, breakfast bar and terrific views.
- Simply stunning Plantation Timber Shutters throughout the downstairs living area.
- Four spacious bedrooms with views plus robes.
- Three very well-appointed bathrooms including a double vanity to the master en-suite.
- A breathtaking master suite with panoramic views.
- A bonus kitchenette on the 2nd floor perfect for when entertaining on the generous balcony upstairs or for the morning coffee.
- Sensational separate rear studio with A/C ideal for kids, home office, artists and much more!
- 30 course ceilings throughout plus extra storage spaces all through the home.
- Four toilets throughout
- Oversized double garage with shopper's entry and drive through vehicle access.
- 639sqm affording a large garden with plenty of room for a pool and more.
- Full garden reticulation.

At just 150m from the beach and with a direct pathway out the front you'll really appreciate living on the coast and being apart of the wonderful Florida Beach community. You will also never grow tired of the views from both levels in this home as it gives you that sense of real space from every window in the house, these views will never be lost. The reserve is there to stay and the homes in front have restrictions to remain single storey properties. You can secure this home with absolute piece of mind that the view you see today, is what will stay for many years to

4 BED | 3 BATH | 2 CAR

### PRICE:

OFFERS INVITED

### OPEN FOR INSPECTION:

N/A



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