



## FOR SALE

### WATERFRONT, REDUCED TO SELL, NOW 95K UNDER PURCHASE PRICE!

- \* Owner needs to liquidate A.S.A.P
- \* Positioned within the premier waterfront properties in Edgewater residences.
- \* Unique floor plan with individual bathrooms to service all bedrooms.
- \* Ground floor has a combined bathroom & utility room next to the bedroom.
- \* Open plan kitchen & living, stone benchtops & modern appliances.
- \* wide water views overlooking lake Orr from the balcony.
- \* Upstairs has a multi-purpose area, ideal for home office or study, vaulted ceilings to bay windows.
- \* Two ensuite bedrooms, large master with walk-in wardrobe, water views.
- \* Drive through security gates then directly into the garage next to courtyard front entry. Pedestrian security gate, 2nd tandem car space provided.

3 BED | 3 BATH | 2 CAR

PRICE:  
\$580,000

OPEN FOR INSPECTION:  
N/A



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