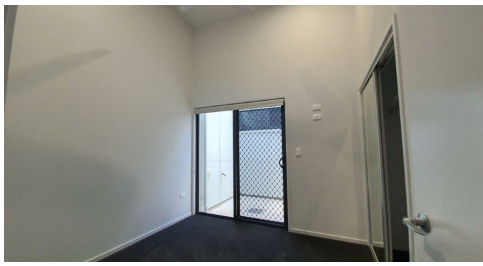
2/28 EARL SAINT VINCENT CIRCUIT, ELI WATERS, QLD, 4655









SOLD

NEW ARCHITECTURALLY DESIGNED ABSOLUTE WATERFRONT HOME

This is an exciting and rare opportunity to purchase an individually designed luxury waterfront home. The sellers have spared no effort or expense to produce a home that takes full advantage of the properties position on the canals at beautiful Mariners Cove.
Set on one level with a spacious double garage with internal access the home is perfect for those looking to secure a property that will be suitable now and later in life.
The innovative design provides a home that is energy efficient with a 5kw solar system and hot water system already installed. Quality is on show throughout the home with stone benchtops, quality appliances and soft closing drawers and cupboards. The hub of the home has high ceilings and a seamless transition to the outdoor private entertaining deck with views to the waterways.
The master suite has been designed to take in views of the waterway and is serviced by a large walk in robe and luxurious ensuite.
The second of the three bedroom could be used for an amazing home office that adjoins access to a light filled atrium.
Designed for those who want to enjoy an enviable lifestyle with a secure low maintenance property that is easy to lock and leave when travelling. The owners can go and explore with no stress as this home has an automated water system low maintenance gardens and is secure as all windows and external doors have security mesh. There is also an added advantage of a solar system that will provide a nice bit of pocket money as it will be contributing to the grid whilst you're away.
The seller has created an individual contemporary design incorporating luxury finishes and modern materials, and to top it off you can bring your furry friend as there is a large fenced off rear yard.
An added bonus is very affordable joint fees of only $359.85 per year.

A walk through video is included to give you an idea of the flow of the property and an informatior pack is available on request.
As a @atrealty agent we also have a fully transparent online offer system if you would like to place an offer remotely.

This stunning villa is one of only two on offer and needs to be viewed to see that there is no need to compromise to downsize.

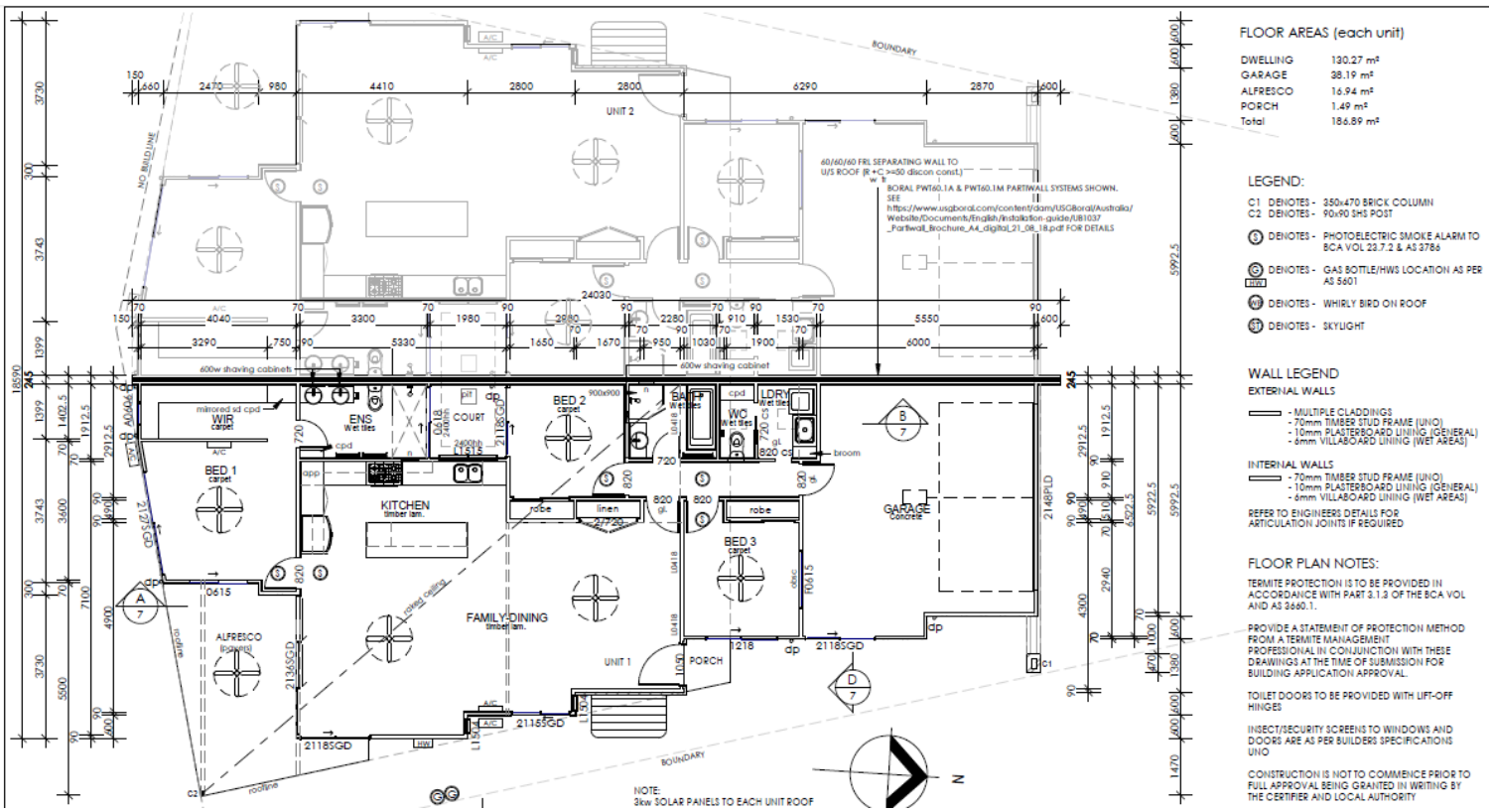
3 BED | 2 BATH | 2 CAR

PRICE:
$479,000

OPEN FOR INSPECTION:
N/A



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FLOOR AREAS (each unit)

DWELLING	130.27 m²
GARAGE	38.19 m²
ALFRESCO	16.94 m²
PORCH	1.49 m²
Total	186.89 m²

LEGEND:

C1 DENOTES - 350x470 BRICK COLUMN
C2 DENOTES - 90x90 SHS POST

(S) DENOTES - PHOTOELECTRIC SMOKE ALARM TO BCA VOL 2.9.7.2 & AS 3786

(G) DENOTES - GAS BOTTLE/HWS LOCATION AS PER AS 5601

(WB) DENOTES - WHIRLY BIRD ON ROOF

(ST) DENOTES - SKYLIGHT

WALL LEGEND

EXTERNAL WALLS

- MULTIPLE CLADDINGS
- 70mm TIMBER STUD FRAME (UNO)
- 10mm PLASTERBOARD LINING (GENERAL)
- 6mm VILLABOARD LINING (WET AREAS)

INTERNAL WALLS

- 70mm TIMBER STUD FRAME (UNO)
- 10mm PLASTERBOARD LINING (GENERAL)
- 6mm VILLABOARD LINING (WET AREAS)

REFER TO ENGINEERS DETAILS FOR ARTICULATION JOINTS IF REQUIRED

FLOOR PLAN NOTES:

TERMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH PART 3.1.3 OF THE BCA VOL AND AS 3660.1.

PROVIDE A STATEMENT OF PROTECTION METHOD FROM A TERMITE MANAGEMENT PROFESSIONAL IN CONJUNCTION WITH THESE DRAWINGS AT THE TIME OF SUBMISSION FOR BUILDING APPLICATION APPROVAL.

TOILET DOORS TO BE PROVIDED WITH LIFT-OFF HINGES

INSECT/SECURITY SCREENS TO WINDOWS AND DOORS ARE AS PER BUILDERS SPECIFICATIONS UNO

CONSTRUCTION IS NOT TO COMMENCE PRIOR TO FULL APPROVAL BEING GRANTED IN WRITING BY THE CERTIFIER AND LOCAL AUTHORITY

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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