



FOR SALE

OASIS ON SEABREEZE

This might be exactly what you've been searching for.

FOR SALE – An immaculately presented 4 bedroom home nestled in the beautiful seaside town of Pottsville. There has been some thoughtful and clever planning used to create this easy care 3 year old Metricon home, built on a 480sqm level block with established gardens and follow an easy track through the environmental park to the beach! The thoughtfully crafted functionality and flow through the house will appeal to all ages and abilities, and is sure to provide you with the tranquillity you've been dreaming of after a long and busy day.

This home has been designed to take full advantage of the orientation of the block to maximise energy efficiency, to bathe you in the morning sun that filters into the kitchen and living areas, and capture the gentle sea breezes to cool you on a hot summer's day. If privacy and security are on your list of must have's, this one has it all. With luxury plantation shutters throughout and Crimsafe screens on all doors and windows you can rest easy. Relax in your own slice of paradise with a swim in the sparkling tropical-blue salt water pool, and unwind in the quiet of the evenings with the soothing sounds of surf in the distance. Combine all this with the sense of belonging to a friendly and welcoming community, it's the sort of place that you'll always want to come home to.

The open plan kitchen, dining and living is genuinely spacious, inviting views from every angle through to the pool. The outdoor entertaining area features an 8m x 2.5m in-ground pool with pebblecrete finish, adjacent to the alfresco and undercover patio, surrounded by timber decking. Plumbed for solar heating, the pool is positioned perfectly to take in all the winter sun and offers shade and protection from the afternoon heat in the warmer months.

Caesarstone kitchen benchtops, glass splashback and deep pot drawers add versatility and convenience when cooking up a feast with the gas cooktop and fan-forced electric wall oven. There's no reaching into cupboard corners and bending low to clean the oven, everything here is planned to make life easy!

Presented in a modern coastal palette, timber laminate flooring gives a classy and luxurious feel from the front door to the back, and all 4 bedrooms are carpeted. Ceiling fans in all the bedrooms and living area, plus split system air-conditioning and gas heating will keep you comfortable all year round.

4 BED | 2 BATH | 2 CAR

PRICE:
\$800,000

OPEN FOR INSPECTION:
N/A



Mark Semmens
0409802440
marksemmens@atrealty.com.au
www.atrealty.com.au

28 Seabreeze Boulevard, Pottsville

Total Approximate Floor Area 207 sqm
Total Land Area 480 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.