



# FOR SALE

## IMPRESSIVE TWO-STOREY HOME WITH OCEAN VIEWS

Contact your local agent Tricia 0457314206

Enjoy elevated ocean views from your balcony as you breathe the fresh salt air, or take a short walk down to the clean sands of your local beach, the sailing club or a beachfront cafe. Living here, you'll love the location almost as much as the house itself.

This impressive, handsome brick home offers a multitude of conveniences across two spacious levels. The ground floor features a large lounge with a separate open-plan family and dining area that flows through sliding doors to a covered rear verandah, facilitating easy outdoor dining and entertainment options.

Keen cooks will love the well-equipped kitchen with its five-burner gas cooktop, ample bench space, dishwasher and bay window for abundant natural light. Rounding out the ground floor are the laundry, powder room and fourth bedroom.

Three of the four bedrooms are located upstairs, the expansive master taking pride of place at the front of the home. The master bedroom – with ensuite and walk-in wardrobe – features its own private retreat, which in turn flows through double doors to the front balcony, where beautiful ocean views can be enjoyed.

The second and third bedrooms offer built-in wardrobes, while all three upper bedrooms offer year-round climate control, with their own ceiling fans and split-system air-conditioners. The main bathroom, also on the upper floor, includes a bath and separate toilet.

Climate control is also offered on the ground floor, which features two split-system air-conditioners and four ceiling fans – all told, the home includes five air-conditioners and seven fans.

Cars are accommodated via a single lock-up garage and two driveways, which provide off-street parking space for additional vehicles as required. A garden shed offers storage for tools and more.

This substantial yet surprisingly low-maintenance home, simply move in and enjoy, or rent out for profit, the choice is yours.

Don't miss the opportunity to inspect this amazing home in such a great location.

4 BED | 2 BATH | 1 CAR

PRICE:

\$479,000-515,000

OPEN FOR INSPECTION:

N/A



**Tricia Kernahan**

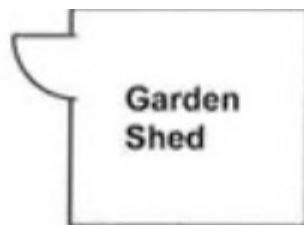
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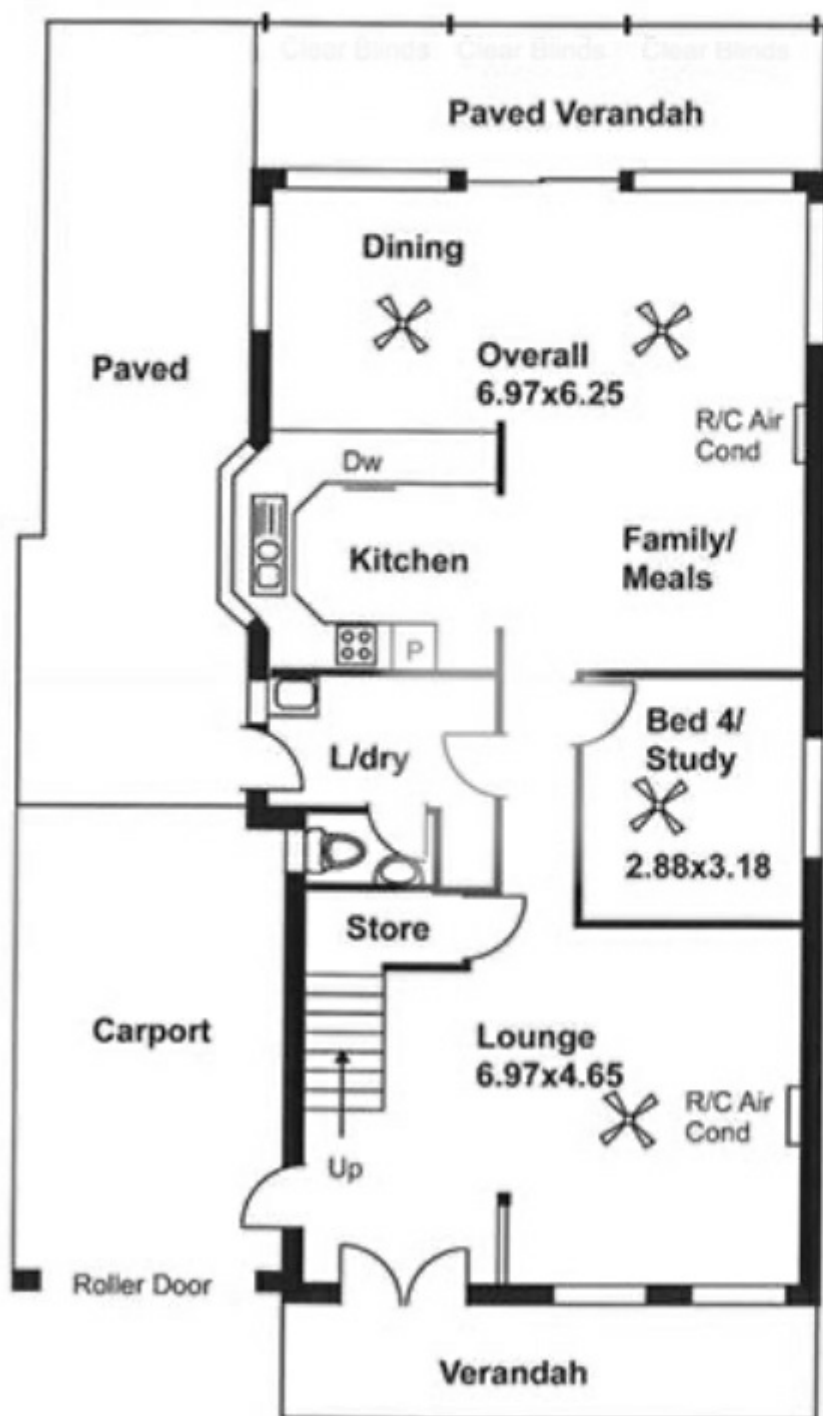
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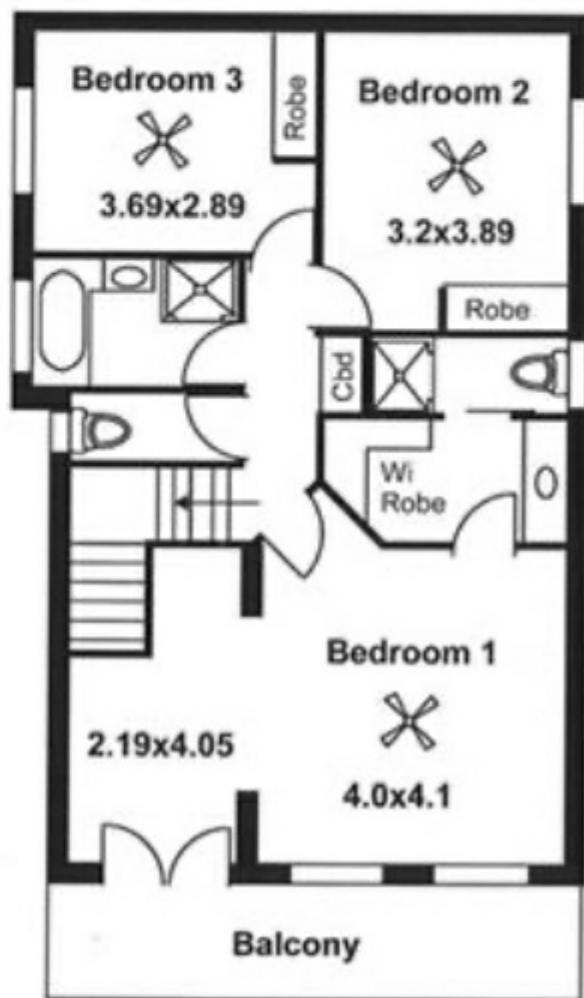
This floor plan and photos are for illustration purposes only. All measurements are approximate and the details are not to be relied upon and should be independently verified. The drawing and



## GROUND FLOOR



## UPSTAIRS



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.