



## FOR SALE

### ARCHITECTURAL PERFECTION WITH STUNNING VIEWS

STANDING PROUDLY TO WELCOME THE MORNING SUN OVER THE BAY WITH OPEN ARMS, THIS SPECTACULAR RESIDENCE OCCUPIES AN ELEVATED BAY VIEW POSITION, DESIGNED TO BE A TRUE RETREAT FROM THE EVERYDAY.

From the moment you arrive at this extremely impressive home you know you are in for something special. Architecturally-designed to embrace the coastal lifestyle, this is a home perfectly crafted for those who like to relax and entertain.

A shining example of contemporary design, with the open-plan living space boasting natural light, high ceilings, honey-hued timber floors and treads overlooking Moreton Bay. The wall of stacker doors which creates a seamless connection to the alfresco area, the most popular deck of course that spills out to the dazzling infinity pool edged in natural stone and sits proudly in walled surrounds.

You can flow freely from the lounge room to the dining area and into the designer kitchen. Here, the home chef will relish the suite of quality appliances while the style-conscious buyer will adore the paired crisp white cabinets and modern lighting.

Another talking point is the master suite with private balcony more a retreat, with walk-in robe, glamorously designed ensuite includes travertine tiling dual vanity and drencher shower. Everyone of the three bathrooms is impeccably finished with a soothing blend of high end fixtures and neutral colours.

The layout is spacious and flexible with a two bedroom unit which can be accessed privately or internally, complete with kitchenette, bathroom and a lounge room, this is the perfect place to comfortably accommodate guests or for use as a private and serene space for your home based business.

Only minutes to the renowned Royal Queensland Yacht Squadron restaurants, cafes walking and cycling paths.

A host of quality primary and secondary schools private and public are on offer, as well as the train station with express services to the CBD less than 30 minutes to the airport

It doesn't get much better than this, the most difficult thing about owning this property would be leaving, it is just that special

5 BED | 3 BATH | 2 CAR

PRICE:  
READY TO SELL

OPEN FOR INSPECTION:  
N/A



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**49 Armytage Street, Lota** First Floor, Second Floor & Garage

For illustration purposes only, all measurements are approximate. Not to be relied upon. Plan drawn by Open2view Brisbane, Queensland. Copyright 2016. All rights reserved.  
Total Living Area (including Balcony's, Pool Area and Garage) = 365m<sup>2</sup>

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.