



**SOLD**

## OFFERS OVER \$639,000

Opportunity presents, with this stunning dual occupancy duplex, on an easy care private block. A rare find.

Only 6 years young, immaculately kept, with absolutely nothing to do except move on in! Perched in an elevated position, capturing the broadwater breezes, perfect to relax or entertain on either of your north facing outdoor entertainment areas. No expense has been spared with the modern, high end fixtures and fittings, with a striking on trend crisp colour palette, you can add your own personal touch.

Sleek, beautifully designed kitchens, yes there are two. One upstairs, one downstairs. Both presenting gorgeous, large stone bench tops, with an abundance of cupboard and storage space, soft close drawers, finger grip throughout, offering a seamless luxurious look and feel. Quality appliances in excellent condition, in some cases barely touched. These sizeable kitchens will be sure to impress the fussiest buyer.

Two luxurious bathrooms, one on each level, including an oversized shower, a well appointed bath hob, with mirrored shaver cabinets providing ample storage, not to mention the stylish hung cabinetry, with large porcelain basins.

With no lawn to mow and an almost "no maintenance" yard, you have all the time in the world to do whatever your heart desires.

A colourbond shed on a concrete slab provides additional storage.

So many options with this dual living property. Perfect for extended family, older siblings, grandparents, au pair/nanny, visitors, or rent it out and enjoy the rental income. Internal lockable doors both downstairs and upstairs provide safety and detachment where required.

Within walking distance to the glorious shores of the Broadwater, public transport, cafes, restaurants, schools and the very popular Harbourtown Shopping precinct, not to mention all the impressive new restaurants on offer.

The owners have bought elsewhere, and have priced this property to sell quickly at \$639,000

Upstairs features:

- 2 generously proportioned bedrooms
- 1 WIR and 1 large mirrored robe
- Large ensuite/2 way bathroom, including a generous size bath, and shower
- Large Kitchen with stone bench tops, ample cupboards and storage

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$645,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Michelle Cook**  
**0400262226**  
michellec@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FIRST FLOOR

SHED  
1.8 x 1.2



GROUND FLOOR

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.