



## FOR SALE

### PREMIUM COASTAL LIVING

This modern sanctuary exudes low maintenance appeal in a peaceful precinct within easy reach of sandy beaches, boutique shopping, foreshore walks and harbourside dining.

An open plan living and dining area with quality rustic Wild River flooring integrates a stunning Ceaser stone kitchen with central island with breakfast bar and quality 900mm rangehood, cooktop and oven; while stacking sliding doors bring you out to a merbau entertaining deck and courtyard.

Desirably positioned on the ground floor, the dedicated parent's retreat offers a serene sanctuary hosting a huge fitted dressing room/ walk-in robe, luxurious twin vanity ensuite and private courtyard.

Upstairs, a deluxe fully tiled family bathroom with freestanding tub anchors two generous bedrooms with B.I.R's, a study nook and spacious second living area.

Impeccably appointed, this elite haven features split system heating/ cooling, a powder room, full stone-topped laundry, bathrooms, kitchen and custom made cabinetry, 5.5kw solar panel system, solar hot water, oversized double remote garage and ample off-street parking.

Enjoying privacy behind electric gates nestled on a low maintenance allotment of 426m2.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

|              |                      |
|--------------|----------------------|
| Ground Floor | - 123 m <sup>2</sup> |
| First Floor  | - 70 m <sup>2</sup>  |
| Garage       | - 46 m <sup>2</sup>  |
| Total        | - 239 m <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.