



## FOR SALE

### OUTSTANDING POSITION - BRILLIANT OPPORTUNITY

This property was architect designed for the current owner 16 years ago to fully capitalise on the position adjacent to the Broadwater. All the three bedrooms are on the ground floor. With the master bedroom having broadwater views, large walk-in robe and full ensuite. The bar room is on the first floor, serviced by a full bathroom with a balcony and Broadwater views. The kitchen has granite bench tops and both living areas are fully tiled. A fireplace in the family room lends character and style. Sliding doors lead out to the north facing entertainment area that overlooks the in ground salt pool and to the waterfront. There's a separate laundry and an oversized double garage with good storage.

This property offers an excellent opportunity to the astute buyer looking for position and future growth.

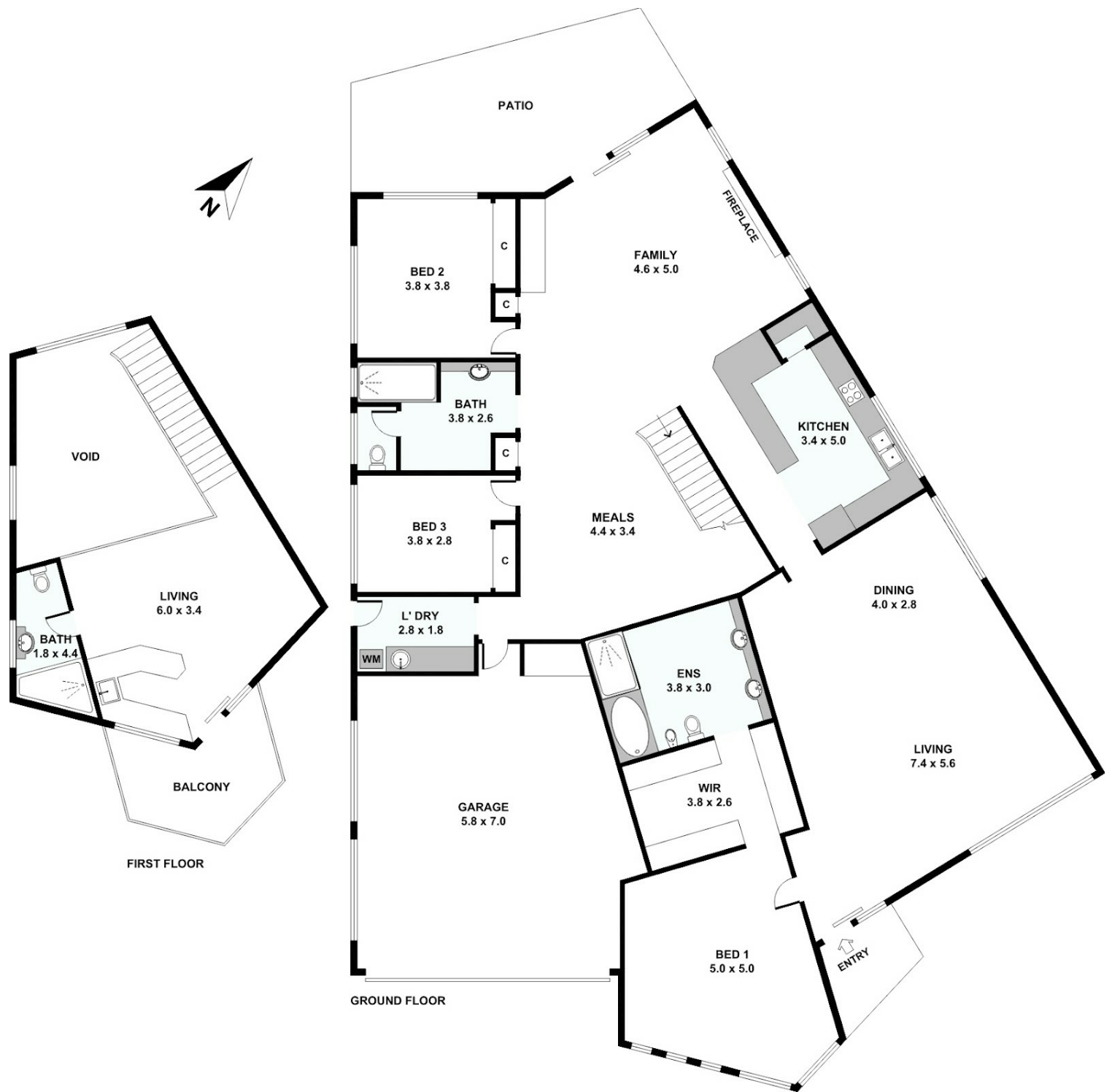
3 BED | 3 BATH | 2 CAR

PRICE:  
By Negotiation

OPEN FOR INSPECTION:  
N/A



**Geoffrey Croad**  
**0413941155**  
geoffcroad@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.