

FOR SALE

COASTAL RESORT STYLE HOME - RARE OPPORTUNITY OVERLOOKING A TIDAL LAKE AND OCEAN VIEWS!

This is a beautiful property located in Beachmere and built in 2008 on a 677 sqm block in a tranquil Beachmere Street. The home overlooks a beautifully kept tidal salt water lake on one side and ocean views on the other. A fantastic location ideal for those who enjoy fishing, kayaking and crabbing in their own back yard.

Beachmere has everything you could expect to find in this rural coastal town including primary school, transport, shopping village, medical facilities, service station and the Beachmere Tavern. All this within approximately 10 minutes' drive to the Bruce Highway. For those who wish to send their children to an alternative school, there is a Birali Steiner School on Beachmere Road that caters from prep to Class 8.

The home features an open plan kitchen/living/dining area, separate large media room, study, laundry and powder room downstairs. Upstairs you will find four large bedrooms with the king-size master having his and hers walk-in robes, en-suite with spa and double sinks. There is also a separate family bathroom with soaker tub and another family living area or children's retreat.

Leading out through sliding doors you will find a North facing outdoor oasis complete with a large undercover entertainment area and swimming pool overlooking green lawns and the tidal lake. A great place to relax and entertain family and friends. Look at these additional features:

- 3 living areas
- 9 kws solar panels
- Side access and hard stand for a caravan
- Reverse cycle air conditioning
- Wide oven and 5 burner gas stove
- Plumbed fridge space
- 5,000 litre water tank
- Under stair storage
- 2 garden sheds
- Fully fenced with a gate to the lake

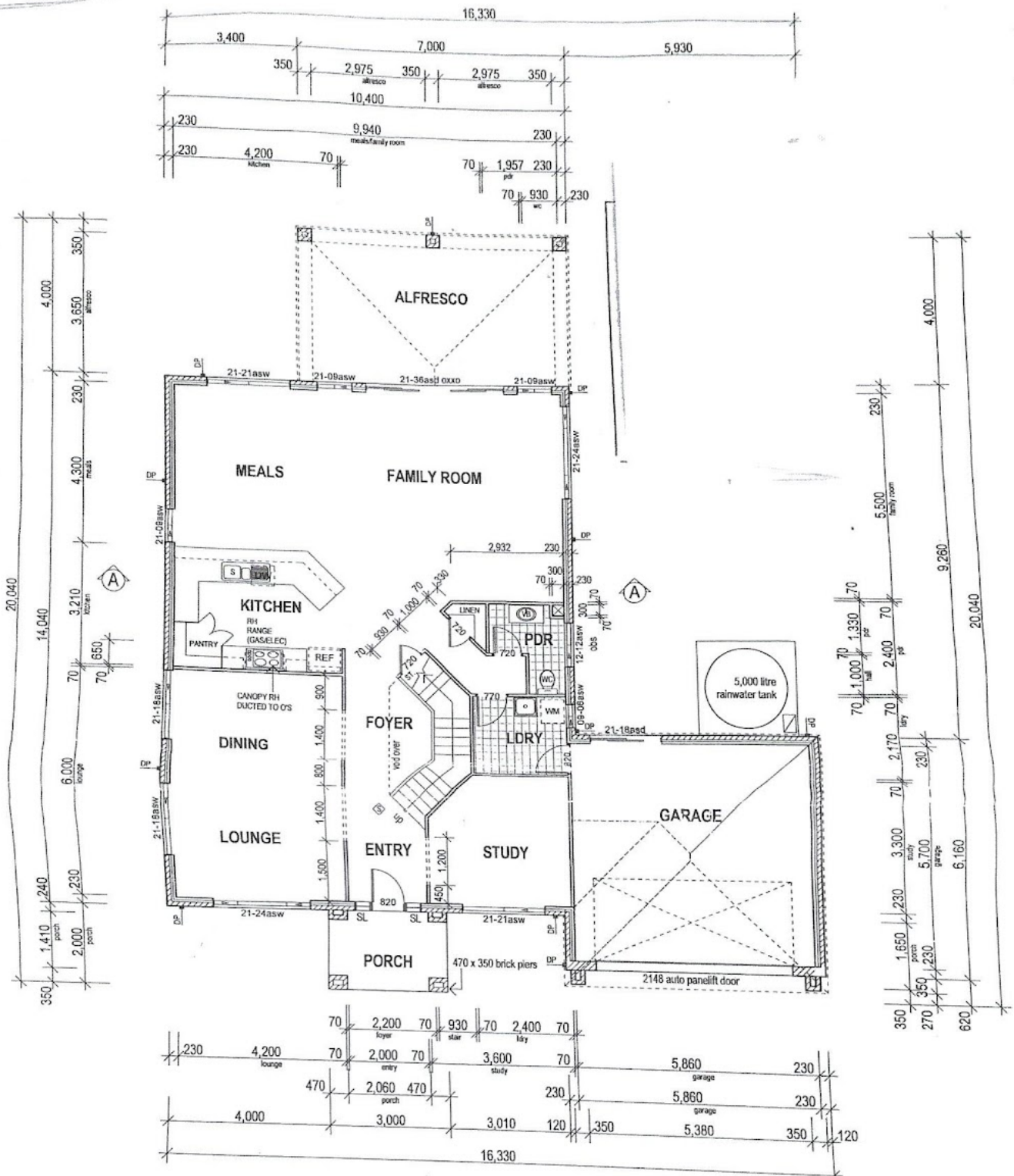
4 BED | 2 BATH | 2 CAR

PRICE:
SOLD BY GEOFF TUTT

OPEN FOR INSPECTION:
N/A



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LIVING FLOOR AREA	145.3 m ²
GARAGE AREA	37.8 m ²
PORCH AREA	6.0 m ²
ALFRESCO AREA	28.0 m ²
TOTAL AREA	217.1 m²

Michael Ross Certificate
Ref: 2 9 3 1
Building APPROVAL

GENERAL NOTES:

1. PROVIDE EXPANSION JOINTS IN BRICKWORK WALLS TO ENGINEERS DETAILS
2. THE BUILDER SHALL PROVIDE ALL ACCESSORIES

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.

ELEVATIONS



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Ⓢ DENOTES SMOKE ALARMS COMPLYING WITH AS 3786 - CONNECTED TO MAINS POWER. POSITIONS INDICATED ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE.

AHC LIMITED

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CLIENT

DATE
SCALE
DRAWN
CHECKED
BY

@realty