



**SOLD**

## ANOTHER NEW STREET RECORD FOR CAPE PATERSON

More information at the dedicated property website [77seaward.com](http://77seaward.com)

Properties like these do not come up very often in Cape Paterson - and this one ticks ALL the boxes!

Wide concrete driveway for boat and caravan access - check!

An oversize garage and workshop with room for all the toys - check!

Room for all the family and extended family - check!

You'll want to move quickly on this one as someone is going to fall in love with the exquisite solid wood flooring on both levels and the great flow that the floor plan offers for easy coastal living.

You'll also enjoy over 291 square metres of living space divided between three separate living zones, 5 spacious bedrooms all with built in robes, two large family bathrooms both with tubs and showers and a 30 plus square metre undercover deck, perfect for summer or winter BBQ's with a beautiful north facing rural outlook. The large central kitchen on the second floor is well equipped to deal with the largest of family gatherings that are sure to take place if you are lucky enough to call this property.

Year round comfort is achieved with a large wood burning fireplace on the second floor and reverse cycle air conditioning on both levels, all bedrooms and living areas enjoy ceiling fans.

Custom built in 2004 and designed by C.M. Drafting Design the home has been lovingly maintained by its original owners who have kept the property in what can only be described as a 'like new' condition which really needs to be experienced to fully appreciate. Lots of clever design touches provide copious amounts of storage along with the enormous garage / workshop which offers up even more storage for bikes and surfboards!

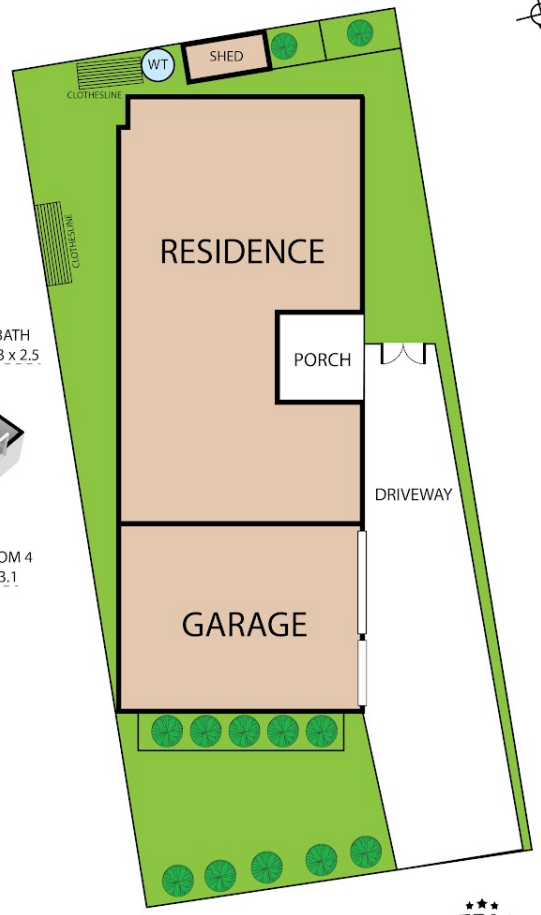
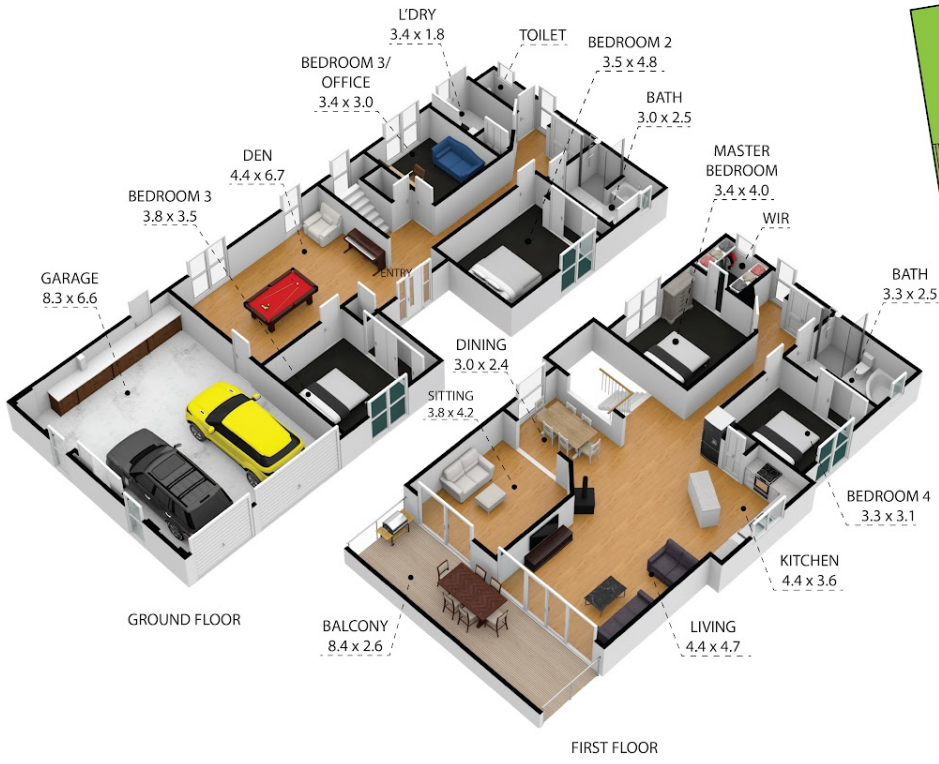
**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,096,000

**OPEN FOR INSPECTION:**  
N/A



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77 Seaward Drive, Cape Paterson 3995

TOTAL APPROX. FLOOR AREA 291 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

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