

# SOLD

## ENCHANTING VILLA, MOMENTS FROM THE BROADWATER

UNDER CONTRACT

Located just 200mtrs to the stunning Broadwater shoreline, this unique tri level villa is a sensational opportunity.

Featuring two bedrooms + office/multi purpose room-located on the ground level with it's own access via Ranch Sliders, this could very easily be used as a third bedroom. A myriad of options from a teenagers bedroom/retreat, bedroom for the grandparents or in-laws, or an astute buyer may maximise this opportunity and create an air b n b set up, enjoying great returns! Adjoining this space, is the quaint, low maintenance private courtyard, lined with lush palms, and synthetic grass. A perfect canvas to create something very special and serene.

This architectural property has vaulted ceilings, providing an amazing sense of space, coupled with the timber staircase and stainless steel balustrade. Large windows throughout create a light filled, relaxed, beach side vibe.

Level two offers an open plan lounge, dining, and generously proportioned kitchen area, with an abundance of cupboard space. Flowing out to a private balcony, with a gorgeous leafy outlook. You can almost smell the salt air. You also have the convenience of a powder room on this level.

On the third level you will feel the cosy, homely vibe with carpeted bedrooms, large mirrored robes and good sized bedrooms. A newly renovated striking bathroom with skylight provides a light and airy feel.

Including a his and hers vanity, a huge stunning timber benchtop, oversized drawers providing stacks of storage, a mirror to be envious of, corner bath and separate shower. Crisp and clean with white floor to ceiling tiles and stylish wood look ceramic floor tiles.

With security screens throughout, and a locked front gate, operated via the intercom on the middle floor, security is no concern here.

A single garage with automatic door, laundry and internal access is also a bonus. This home is also freshly painted throughout.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$535,000

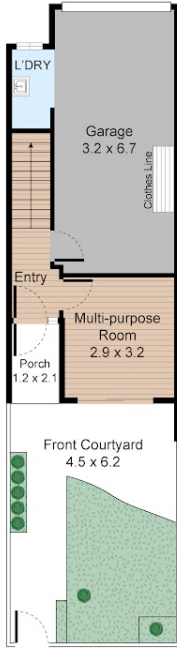
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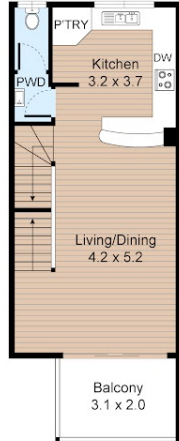
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# Unit 2, 22 Brighton Street, Biggera Waters

 2 Bed
  1.5 Bath
  1 Car



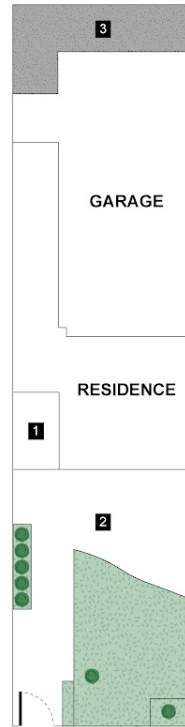
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN

## LEGEND

- 1. Porch
- 2. Front Courtyard
- 3. Driveway

Internal : 116m<sup>2</sup>  
External : 37m<sup>2</sup>



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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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