



**SOLD**

## "NORTH-TO-WATER" IN RABY BAY - SOLD!

Ladies and gentlemen, we are excited to present to you a rare gem in Raby Bay!

Situated on a 762m<sup>2</sup> "north-to-water" block is this family home ample features and potential.

Boasting a 20m quayline, the home also provides dual-living capacity with a separate domicile.

In terms of living areas, there is a large formal lounge with high vaulted ceilings and a fireplace.

There is also a spacious family/meals area that flows seamlessly to the outdoor entertainment.

The well-appointed kitchen has gas cooking, dishwasher, granite benches, and ample cabinetry.

Downstairs also features a large rumpus or study or 5th bedroom to left of the open entry foyer.

Completing the lower level is a full bathroom, laundry and a double garage with rumpus potential.

Upstairs, there are the main bathroom, and the other 3 bedrooms, including the large main suite.

The main suite includes walk-in robe, air-conditioning, and a spacious ensuite with double vanity.

Outside, you'll enjoy a sizeable, private, breezy tiled outdoor entertainment area with bar and bbq.

This overlooks a timber-decked area and the large, resort-style swimming pool and separate spa.

There's also a separate domicile that includes bathroom/laundry, living, sleeping quarters & deck.

The pontoon is a great size, and provides easy access and plenty of space for mooring your boat.

Out the front, there is a double carport and a large concrete area, ideal for trucks / boats / trailers

And there are dual gates (\*easily motorised) for privacy, and double driveways for ease of

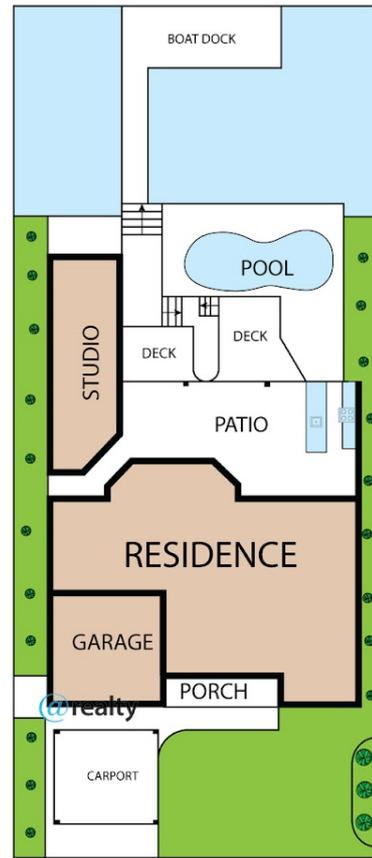
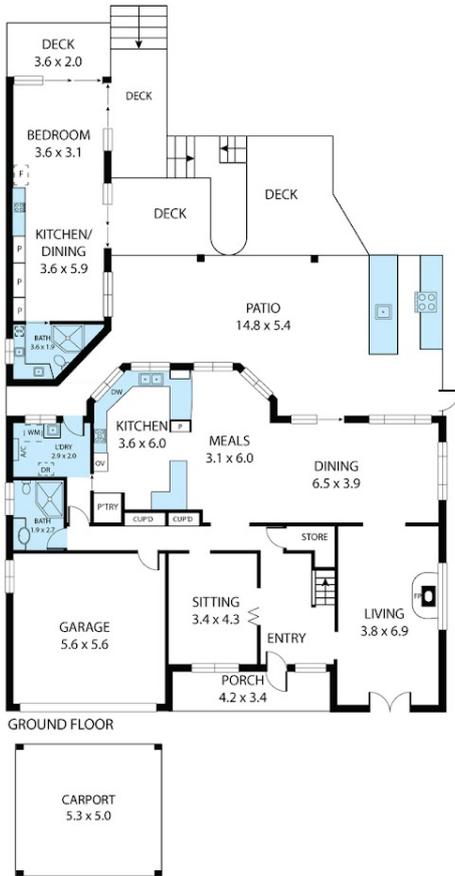
**4 BED | 4 BATH | 4 CAR**

**PRICE:**  
\$1,875,000

**OPEN FOR INSPECTION:**  
N/A



**Ben Tafolo**  
**0419260719**  
tafolo@atrealty.com.au  
[tafolorealty.com.au](http://tafolorealty.com.au)



10 Bowsprit Parade, Cleveland 4163

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 purchaser.

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.