



# SOLD

## UNDER CONTRACT

This beautiful Regatta Waters property is the one you have been waiting for. Built by Coral Homes in 2002, the generous well-designed floorplan, provides scope to divide the oversize lounge room into a media room and study, allowing the existing study to become the 4th bedroom. Here is the opportunity to considerably enhance the value and family practicality of this home.

Situated in arguably the quietest cul-de-sac in the estate minutes away from the lake and with no neighbours across the road only the great expanse of the dog park, this residence is sure to impress from day one. Featuring 3 spacious bedrooms, 2 fantastic living areas, as well as 2 modern bathrooms. The hibernating plunge pool can be easily resurrected and the 531 sqm block is low maintenance.

Bring your Block skills to this awesome blank canvas there is the opportunity to add serious value but also to create what you want and not pay dearly for someone else's style.

- \* 3 BEDROOMS AND A STUDY
- \* SCOPE TO CONVERT TO 4 BEDS AND A STUDY WITHOUT LOSING LIVING ROOMS
- \* 2 LIVING AREAS
- \* SOLAR ELECTRICITY
- \* DOUBLE AUTO LOCK UP GARAGE
- \* PARKSIDE VIEWS
- \* 531SQM LAND SIZE
- \* PLUNGE POOL (DECOMMISSIONED)
- \* 2 GARDEN SHEDS
- \* FLORIDA ROOM
- \* FAMILY BATHROOM WITH BATH AND SHOWER
- \* SOME CEILING FANS
- \* GAS COOKING AND STONE BENCHES IN THE SPACIOUS KITCHEN

One of the most picturesque locations on the northern part of the coast is the walk around Regatta Waters Lake at Oxenford. The 4km walk circumnavigates the lake, and is mostly flat, making it suitable for all ages. Popular with walkers, joggers, cyclists and dog walkers, the walk is punctuated by water stations, to refill your bottles when they're empty, and fitness equipment for those who want to get the heart pumping a bit more.

Oxenford Village provides plenty of your shopping needs, with Woolworths, chemists, doctors, Kmart & Bunnings all just a few minutes away. Public transport could not be more convenient,

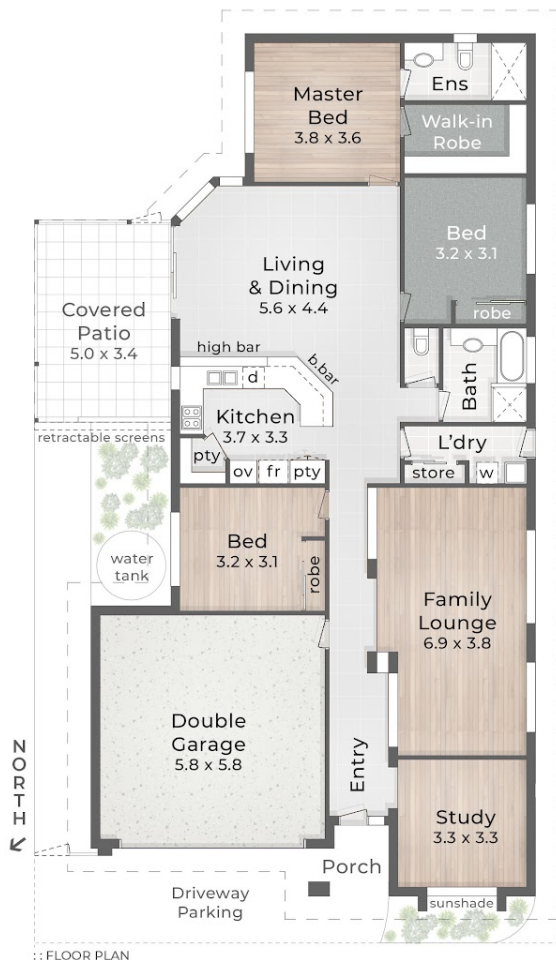
### 3 BED | 2 BATH | 2 CAR

**PRICE:**  
\$750,000

**OPEN FOR INSPECTION:**  
N/A



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- LEGEND
1. Driveway Parking | 2. Entry Porch
  3. Water Tank | 4. Drying Court
  5. Covered Patio | 6. Garden Sheds
  7. PV Solar Panels
  8. Turf-Terrace (Potential Swimming Pool)



38 Princeton Street  
OXENFORD

- 531m<sup>2</sup>
- 3 Bed + Study
- 2 Bath
- 2 Car + Off-Street

Internal 205m<sup>2</sup>  
Porch & Patio 22m<sup>2</sup>  
Total 227m<sup>2</sup>

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