



FOR SALE

“THE PARKS DISTRICT” - IMMACULATE FAMILY
4X2 + STUDY | GENEROUS LANDSCAPED
GROUNDS W/ POOL | WALK TO SCHOOL FROM
QUIET CITY BEACH CUL-DE-SAC

THE HOME

Whether you wish to stroll to the beach through parklands, swim in the pool during the summertime, walk to myriad community amenities through nature trails without even crossing a road or just enjoy spending time at home or in your expansive resort-style cabana and manicured private gardens, you will just love this family home. Enjoy a huge landholding, excellent internal family separation, soaring ceilings, light flooded kitchen, with gorgeous stone tops in limestone hues and resort style alfresco, rear gardens and pool!

Watch the kids in the back garden from the kitchen. Walk them to school through your whisper quiet street and adjacent parkland in mere minutes...or send them on their own way without a concern – the route is so short and safe! The formal living and dining are at the front of the home, as is the secluded master suite in its own wing with ensuite, walk in robe and wrap around balconies with beautiful aspect across the rolling coastal hills and valleys of the suburb. You will love the rear entertaining and games room where young kids can play and still be close to mum and dad, but which enables you to shut the door and easily conceal their mess when guests arrive! The kids' bedrooms are also in their own wing giving a quiet zone for young children at bedtime and privacy for teenagers. All can retreat somewhere secluded for “me-time” and quiet contemplation. Or the whole family can meet in the middle for family together-time in the central kitchen/meals/lounge with soaring ceilings which opens and flows effortlessly to pool side cabana and manicured private rear gardens and pool. The huge double garage has more storage than you could ever fill, plus workshop and wine cellar. There is side parking for boat/trailer/caravan.

THE LOCATION

5 Maloney Way is located in a tiny, intimate no-through traffic, family-friendly cul-de-sac street adjacent to schools and park that runs unbroken like a green ribbon down to waterfront homes.

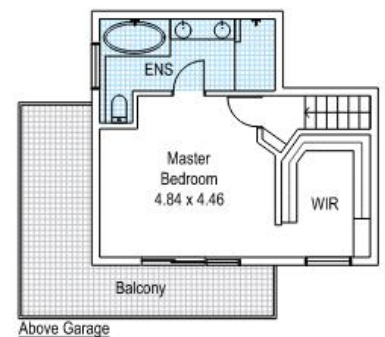
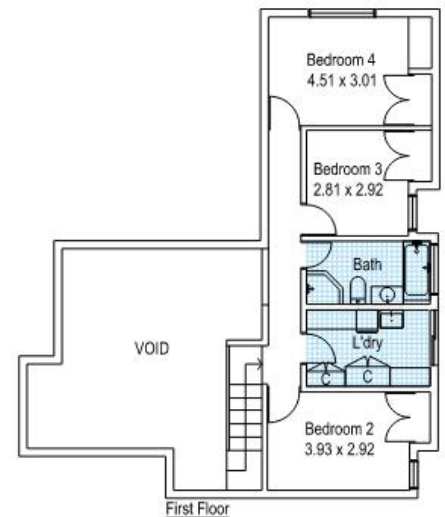
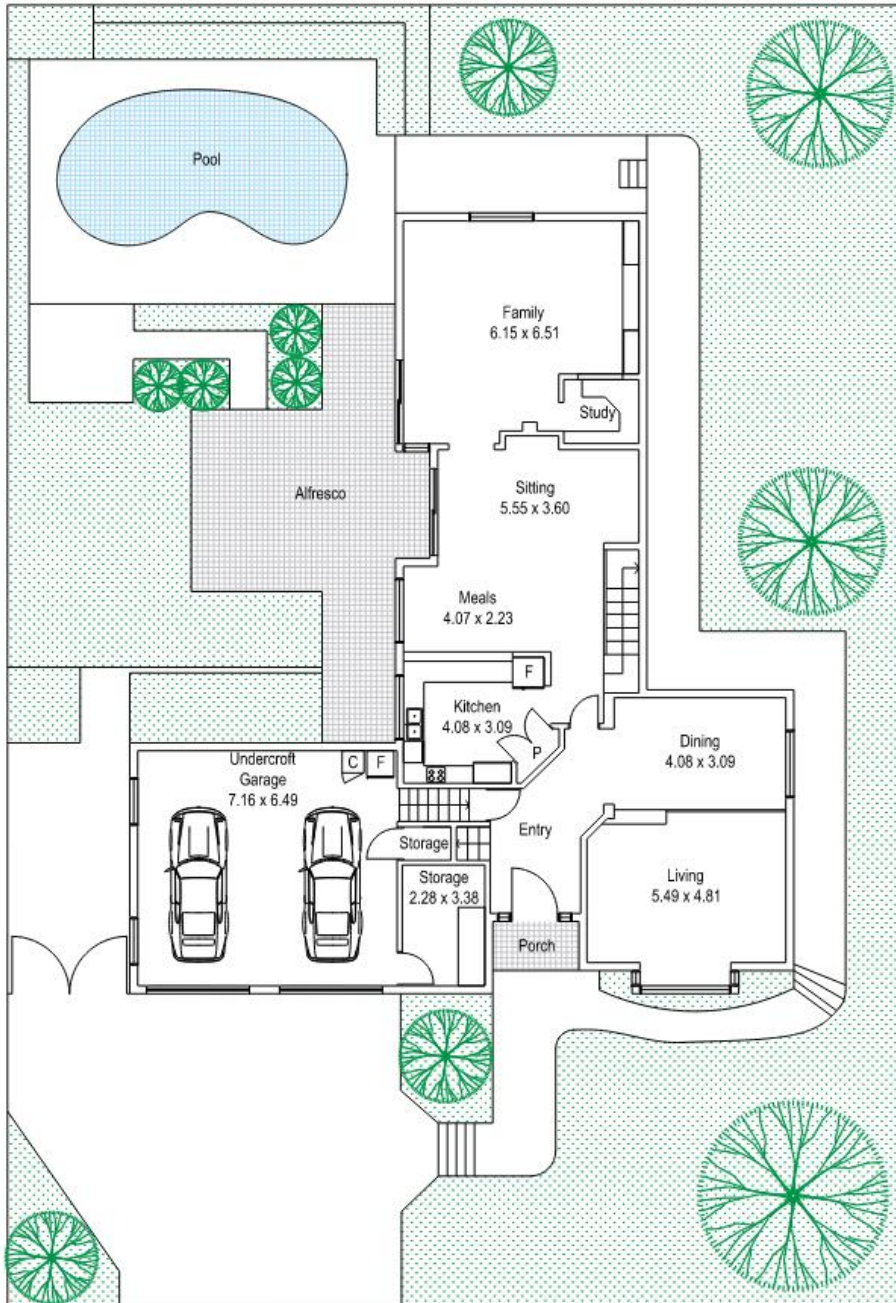
4 BED | 2 BATH | 2 CAR

PRICE:
Under | Offer

OPEN FOR INSPECTION:
N/A



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Shore Property



APPROXIMATE AREA:

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.

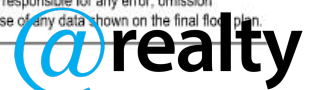
Balcony: 20m²
Undercroft Garage: 61m²

Total: 450m²



MALONEY WAY
CITY BEACH

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements, and any other data shown are an approximate interpretation. Finesse Photography will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floor plan.



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