



**SOLD**

## YEAR ROUND ENTERTAINING WITH SENSATIONAL HARBOUR VIEW

Built on a hand-picked block for its elevated position and uninhibited view, this modern, spacious and comfortable 6.3 STARS NatHERS RATED, 3x2x2 brick veneer/timber and iron home has a year-round view to die for and winter sun guaranteed.

Quality built by Ryde in 2015/16, the double storey residence sits atop a central, downward sloping 492sqm lot boasting level entries for each floor and a fabulously flexible floor plan that will suit many buyers.

At street level, main front door and secure double garaging entries open out to a fantastic upper level, open plan kitchen/living/dining area. This in turn opens out to a stunning outdoor entertaining area with a sensational harbour view.

Also on this upper level is a spacious master suite. It has own sliding door access to the balcony, an ensuite with lux double shower recess and harbour view, and a spacious WI robe. With a door closed to separate the master suite from the rest of the home, it becomes a sanctuary for its occupants. With it open it remains an active part of the home.

Finishing off the upper level and located near front entry points is the convenience of a powder room, an office for paperwork and clutter, and a wide stairwell with glazed balustrading leading to the lower level.

At lower ground level, the home is also accessed via level entry off a paved patio extending the full rear width of the house.

Both entries land in a second, albeit much smaller, open plan kitchen/living/dining area which, like the one above, benefits from another superb harbour view. This one, however, also enjoys direct access to the garden and private rear yard.

Anterior to indoor/outdoor lower living areas are two queen size bedrooms with built or walk in robes and both with direct access to a spacious semi ensuite bathroom and separate WC. A laundry and secure under-house storage completes the lower level.

**3 BED | 2 BATH | 2 CAR**

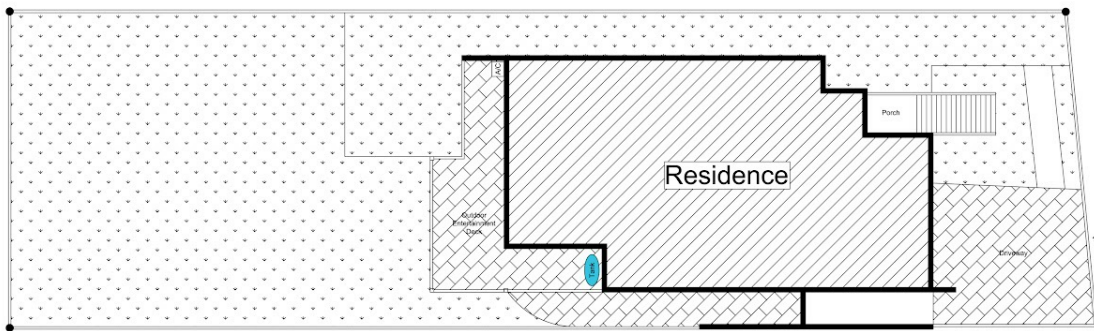
**PRICE:**  
\$920,000

**OPEN FOR INSPECTION:**  
N/A



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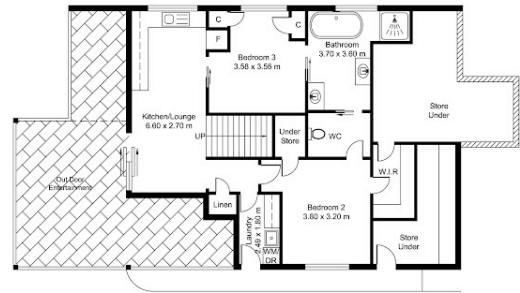
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Site Plan



Ground Floor  
Approximate Floor Area  
(147.47 sq. m)



Upper Floor  
Approximate Floor Area  
(103.66 sq. m)



**TOTAL APPROX FLOOR AREA 251.13 SQ. M**

Measurements are approximate. Not to scale. Illustrative purposes only.

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.