



FOR SALE

A VILLA IN A SLICE OF PARADISE! MASSIVE PRICE REDUCTION AS OWNERS WANT THIS SOLD!

A stunning contemporary 331m2 Villa of 2 storeys across from the beautiful Mooball Creek. Gorgeous water views from the top balcony. A mere 1.1km from the Pacific Ocean and Pottsville Beach, the famous Pipit Restaurant, the Pottsville Tavern and shopping central. (This property has never flooded). There are 4 villas in the complex. The Body Corp fee per 'quarter' is \$650.00.

Level 1 - An open plan living design with porcelain floor tiles and 9ft ceilings throughout and comprises of a lounge room, gourmet kitchen with stone top breakfast bar, dining area, media room, laundry, separate powder room facilities and a 2 car garage with remote control, air conditioning and fans. Intercom system for gate security in internal communication. Covered deck for entertaining.

Level 2 - A spectacular Master Retreat with an ensuite, lounge area and covered balcony. There are 2 large sized bedrooms, bathroom and separate toilet. 9ft ceilings and carpets throughout this level with several stunning skylights. All rooms have air conditioners and fans.

Downstairs:

- * The gourmet kitchen is an Entertainer's Delight with a 900mm freestanding gas cooktop and electric oven, ample stone bench space for preparation and copious amounts of storage and lighting. Plumbed for fridge and integrated dishwasher. Gas hot water is installed for the property.
- * An open style lounge area off the kitchen and a separate media room with Japanese type sliding doors.
- * A covered outdoor area with a private fully fenced and landscaped courtyard, ideal for entertaining. Weather pull downs on both upper and lower levels.
- * 5000 ltr rainwater tank for grey water, utilised for both levels. Brackets in the garage for kayaks - great for a river paddle.

Upstairs:

- * A magnificent Master Retreat with air conditioning and fan with a private balcony and lounge

3 BED | 2 BATH | 2 CAR

PRICE:

\$1,300,000 - \$1,350,000

OPEN FOR INSPECTION:

N/A

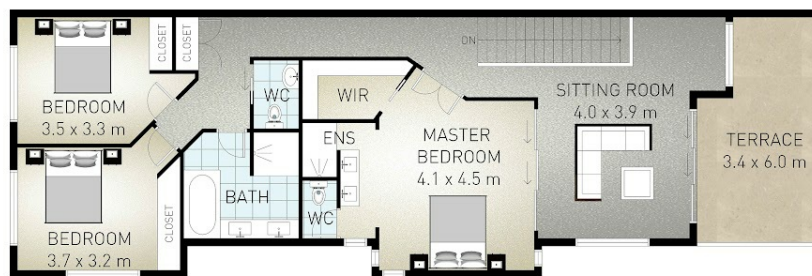


Liana Wynne

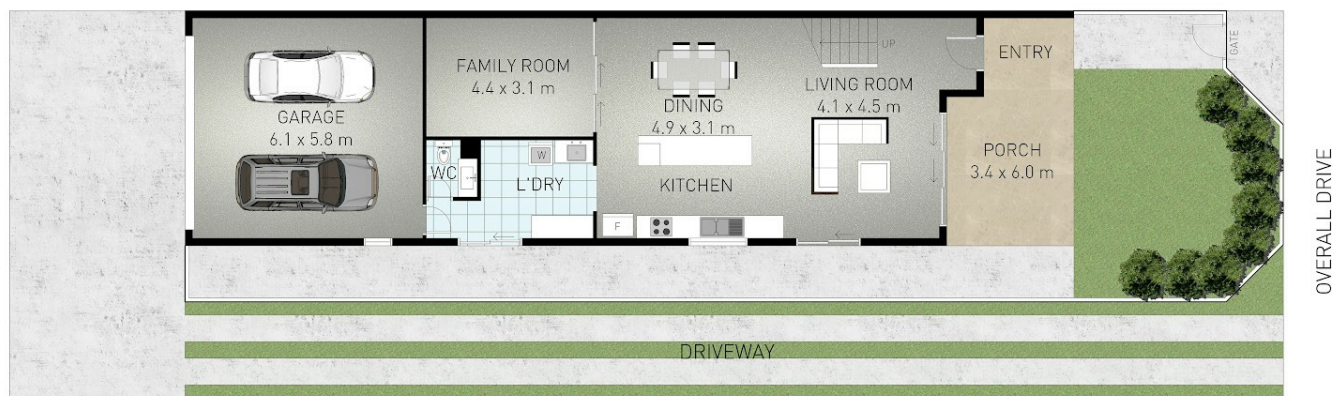
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FIRST FLOOR



GROUND FLOOR



PROPERTYSHOT
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

3
 2
 2
 Internal: 250 m² | External: 37 m² | Total: 287 m²

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.