



# FOR SALE

## NOTHING COMPARES, YOUR COASTAL LIFESTYLE AWAITS !

Welcome to Bramston Beach – where the sun shines bright, and the laidback lifestyle is second to none. Take a step inside this stunning three bedroom, two bathroom home and you'll be left in awe! This double storey home has been renovated with a modern eye, featuring an open-plan layout and extensive outdoor living area overlooking the inground pool and gardens beyond. With two garage spaces and two carports, there's plenty of room to park the family car, boat and trailer. The kitchen is a masterpiece featuring a dishwasher, gas cooking, plenty of storage and ample bench space. Opening up to an inviting outdoor living area, you can entertain family and friends, while watching the kids splash around in the pool or simply sit back and enjoy your favourite refreshment, cool breezes and glimpses of the sea.

The bedrooms are generously sized, with the master bedroom featuring an ensuite and balcony. There's an additional balcony to the remaining two bedrooms and the complete home is fitted with split system air conditioning for comfort all year round.

This property has all the eco-friendly features you could wish for including 5.6 kilowatts of solar power, insulation, sisalation and extractor fans to the Roof Void.

- 8.4kva Diesel Generator - Hot Water Timer - New Mains & Power Board
- 6m x 4m Inground Pool, Shade Sail & 3 Speed Pump

There is a 6m x 7m shed with 200mm concrete slab, 15amp power, plenty of power points, benches and insulation. There's also a garden shed for extra storage. The home is built on a 700m2 block with reticulated bore water to enhance the growth of the many fruit trees on offer - lemon, kaffir lime, lime, passion fruit, dragon fruit, bananas and mango to name a few.

Whether you're looking for a family home or a holiday destination, this home has it all.

- School Bus Run To Miriwinni & Babinda Schools - 20 Minutes' Drive To Babinda ( Shops, Cafes, Schools, Doctors, Hospital )
- 30 Minutes' Drive To Innisfail ( Shops, Cafes, Schools, Doctors, Hospital ) - 50 Minutes' Drive To Gordonvale ( Shops, Cafes, Schools, Doctors )

**3 BED | 2 BATH | 4 CAR**

### PRICE:

Interest From \$700,000

### OPEN FOR INSPECTION:

N/A



**Brian Bolton**

**0402440098**

brianbolton@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.