



# SOLD

## SECURE YOUR DREAM RETIREMENT LIFESTYLE WITH THIS PEBBLE BEACH DUPLEX!

Welcome to Pebble Beach Retirement Village at Sandstone Point, the perfect place to settle down and call home.

This beautiful duplex is ready and waiting for its new owners . Boasting two bedrooms, 1.5 bathrooms, and a single car garage, there's plenty of space to make your own.

Step inside and be met with a modern, open-plan living space that's perfect for entertaining. The living area is bright and airy, with plenty of natural light flowing in through the large windows. The kitchen is well appointed, and is complete with a range of quality stainless steel appliances and plenty of bench space, offering an ideal space for cooking up a storm.

The two bedrooms are comfortable and offer plenty of storage, with built-in wardrobes and easy maintenance tiling throughout. The two-way bathroom and extra Powder Room are well designed and user friendly for everyone.

The outdoor area offers a secure and private space for you to relax in. The outdoor entertainment area is perfect for hosting get-togethers with friends and family, and the fully fenced back area is ideal for your fur baby. There is loads of room for a green-house or a barbeque too. The single remote garage offers peace of mind that your vehicles will be safe and sound.

In terms of eco-friendly features, the property has solar panels, as well as reverse cycle aircon to help keep your energy bills down. There's also broadband internet available, making life a little more convenient.

This property is in a great location, with the beautiful Bribie Island only a short drive away, and easy access to public transport and local amenities.

For those looking for a beautiful property to call home, this duplex in Sandstone Point is definitely worth viewing. Don't miss your chance to secure this great opportunity. Call Merv on 0448 637 896 now. This beauty is sure to sell fast!

2 BED | 2 BATH | 1 CAR

PRICE:  
\$482,500

OPEN FOR INSPECTION:  
N/A



**Merv Harrison**  
0448637896

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



## DESIGN D

# FRASER

## 2 Bedroom

### Area Dimensions

Floor Area	98.00m <sup>2</sup>
Garage	20.00m <sup>2</sup>
Porch	6.16m <sup>2</sup>
Pergola	17.30m <sup>2</sup>
Patio	28.30m <sup>2</sup>
<b>TOTAL</b>	<b>169.76m<sup>2</sup></b>



Large, private, fully fenced, exposed aggregate courtyard

### Kitchen

- Spacious modern design
- Overhead cupboards to ceiling
- Stainless steel appliances
- Large walk-in pantry

### Bedroom 1

3.5 x 3.6 (clear of robe)

- Built-in mirrored robe
- TV and Telephone point
- Ceiling fan
- Direct access to rear courtyard

### Bathroom

- Spacious design
- Seat in shower
- Toilet

### Separate W/C

- With additional hand basin

### Bedroom 2

3.0 x 3.1 (clear of robe)

- Built-in mirrored robe
- Ceiling fan



### Brick Privacy Wall

- Full height to maintain privacy

### Dining

- 3.6 x 3.0
- Large open plan
- Easy access to kitchen and outdoor covered pergola

### Laundry

- Spacious Design
- Large broom cupboard
- Second linen cupboard
- Easy access to drying line
- 3-way access

### Living

- 4.7 x 5.2m
- Spacious design
- Ceiling fan
- TV point

### Garage

- 3.2 x 5.9m
- Automatic roll-a-door
- Internal and external access

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.