



SOLD

TRANSFORM YOUR LIFE IN THIS MODERN 2 BEDROOM DUPLEX IN SANDSTONE POINT!

Welcome to Sandstone Point, and the Pebble Beach Retirement Village. A well established community which has low body corporate & no exit fees.

Nestled in the heart of this idyllic community, is a stunning Over 50's duplex home which offers a rare opportunity to enjoy a peaceful lifestyle. Boasting 2 bedrooms, 1.5 bathrooms, and 1 garage, this well-maintained property is the perfect place to call home. With a floor area of 156.30 square meters, the property provides plenty of space for comfortable living.

The interior features built-in wardrobes and a dishwasher for your convenience, while ducted air conditioning for cooling and heating ensure you stay comfortable all year round. And if that wasn't enough, this property also has solar panels for an eco-friendly living experience.

The exterior of the property is equally impressive. The fully-fenced yard offers plenty of privacy, and the huge North/East outdoor entertainment area provides the perfect spot for outdoor gatherings and alfresco meals with friends and family. This great Duplex home also boasts CrimSafe screens to doors and windows too.

This property is the perfect downsizer, and it's ready for you to move in and make it your own.

Sandstone Point is a popular seaside area, and this duplex is just a short stroll to Sandstone Point shopping centre, Doctors, local transport and a 5 minute drive to Bribie Island. Enjoy a leisurely stroll with your fur baby and let him frolic in the off leash dog park just up the road.

This is your chance to call a piece of paradise home. Don't let this opportunity pass you by. Enquire now and call Merv on 0448 637 896 for an Inspection today.

2 BED | 1 BATH | 1 CAR

PRICE:
\$456,000

OPEN FOR INSPECTION:
N/A



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DESIGN E

EDEN
2 Bedroom

Area Dimensions

| | |
|--------------|----------------------------|
| Floor Area | 90.60m ² |
| Garage | 19.60m ² |
| Porch | 1.07m ² |
| Patio | 45.00m ² |
| TOTAL | 156.27m² |



Large, private, fully fenced, exposed aggregate courtyard

Bedroom 1

- 3.5 x 3.5 (clear of robe)
- Built-in robe
 - TV point (in robe)
 - Telephone point
 - Ceiling fan
 - Direct access to rear courtyard
 - Carpet

Bathroom

- Granite bench top & splashback
- Spacious design
- Seat in shower
- Toilet
- 2-way access from Bedroom 1
- Tiled floor

Separate W/C

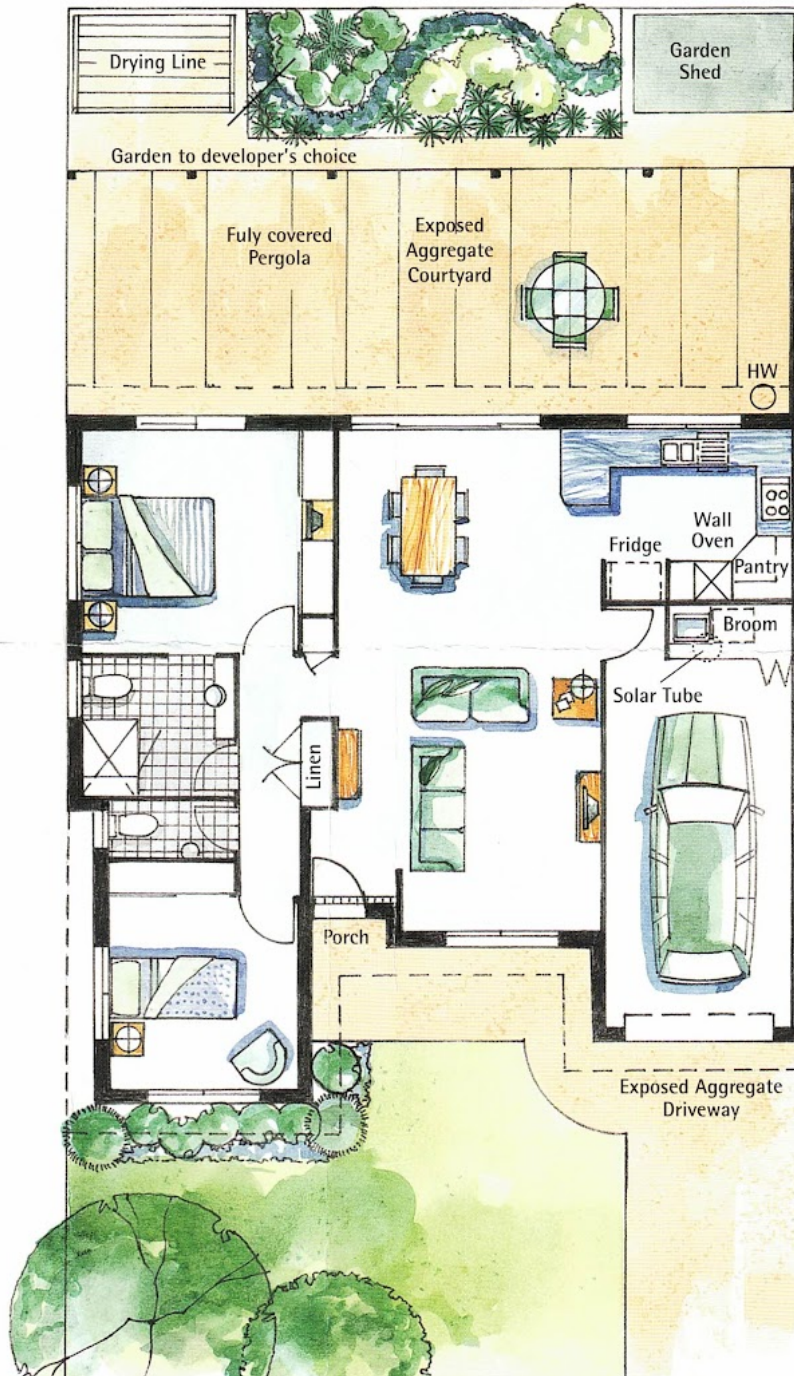
- With additional wall hung hand basin

Bedroom 2

- 3.0 x 3.0 (clear of robe)
- Built-in robe
 - Ceiling fan
 - Carpet

Security Screens

- To all windows & doors



Brick Privacy Wall

- Full height to maintain privacy

Kitchen

- Granite bench top & splashback
- Spacious modern design
- Overhead cupboards to ceiling
- Stainless steel appliances
- Large pantry
- Tiled floor

Dining/Living

- 3.8 x 8.0
- Extra large open plan
 - Easy access to kitchen & outdoor covered pergola
 - Ceiling fan

Laundry

- Compact design
- Concertina doors
- Tiled floor

Garage

- 3.0 x 5.8m
- Automatic roll-a-door
 - Internal access
 - Concrete floor

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.