

## FOR SALE

RENOVATED SUMMER BEACH PAD |  
TRADITIONAL BACKYARD ADJOINING  
PARKLAND WHICH RUNS ALL THE WAY TO THE  
OCEAN | A LOCK & LEAVE WITH ROOM TO  
MOVE

Shore | Countdown  
Absolutely All Offers By 5pm Wednesday February 14  
(sellers reserve the right to sell prior)  
WILL BE SOLD.

With your own boundary adjoining private and serene bushland, this home makes you feel like you're a million miles from anywhere with its wide-open outlook across the greenery and birdsong.

Substantially more generous than its neighbours, this is a big 4 x 2.5, two storey home with a huge level back garden of the kind you are unlikely to find in another downsizer home – "a traditional backyard".

There is no gate currently onto the adjacent reserve however you could easily look into putting one in and enjoy strolling through the natural bush direct from your garden to the soon to be renovated Ocean Village Shopping Centre which is only just beyond the bush and 100m across the wonderful network of parklands that lead all the way down to the oceanfront without even crossing a road.

Internally this home has it all; two big living areas interconnected by a galley kitchen, all of which have a tranquil aspect down the length of your private rear gardens and alfresco living areas to the bushland beyond providing wonderful natural light and green outlook wherever you turn.

Upstairs are four big bedrooms, three of which share a family bathroom. The biggest, the master suite is in its own private corner of the home with its own ensuite and walk-in robe and is flooded with warm northern sunshine.

4 BED | 2 BATH | 2 CAR

PRICE:  
Shore | Countdown

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0403344649**  
scott@shore-property.com.au  
Shore Property



## FIRST FLOOR

Strata Areas:

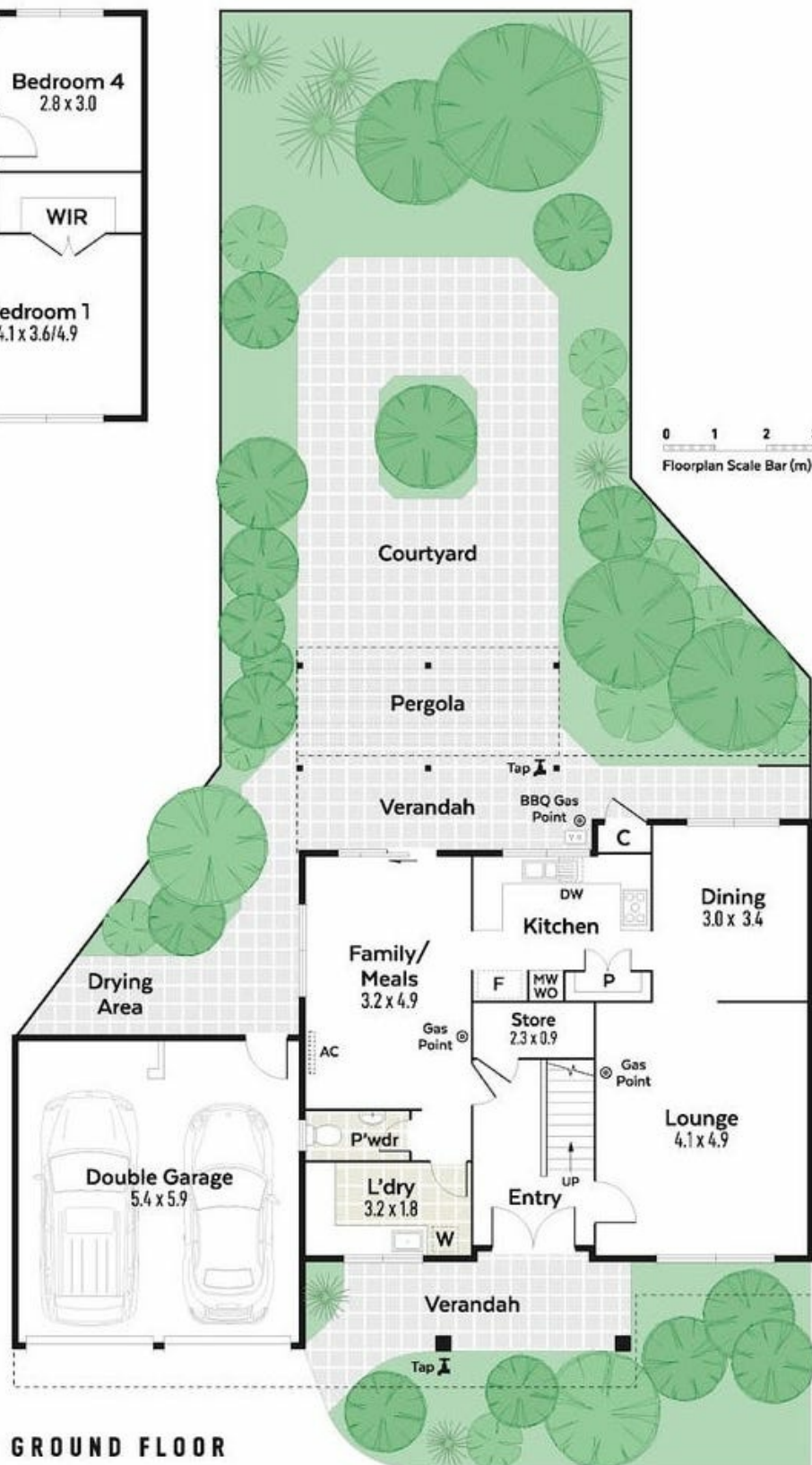
Ground Floor	83m <sup>2</sup>
First Floor	77m <sup>2</sup>
	(160m <sup>2</sup> )

Exclusive Use Areas (Approx.):

Front Verandah	14m <sup>2</sup>
Rear Verandah	16m <sup>2</sup>
Garage	32m <sup>2</sup>

Other Areas (Approx.):

Rear Yard	158m <sup>2</sup>
<b>TOTAL</b>	<b>380m<sup>2</sup></b>



## GROUND 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.

Not to scale | All dimensions, areas and compass direction are approximate and should be checked onsite | Image drawn for presentation purposes only

info@openpad.com.au | 2020 © openpad

**Scott Swingler**  
0403344649

scott@shore-property.com.au  
Shore Property

