

# FOR SALE

## LUXURY LIVING WITH STUNNING VIEWS, THIS IS A RARE POCKET OF PARADISE!

Escape to your own slice of paradise at 119 Elouera Drive, Ninderry. This stunning property is outstanding on all fronts, offering breathtaking views and unparalleled luxury across its expansive 3.58 acres.

Boasting four bedrooms, two bathrooms and two living areas, this architecturally designed home maximizes space and comfort. Floor-to-ceiling windows with electric blinds in the bedrooms frame picturesque vistas, while plush carpeting adds a touch of indulgence. The main bathroom features a stand alone tub, shower and exquisite views to the coast.

The ultra-modern kitchen is a chef's dream with ample cabinetry, including a center island with Caesarstone benchtops and tiled splash back. The additional features include a double oven with steam, an Electrolux microwave and Liebherr built in fridge.

Entertain in style with built in Bose 7.1 surround sound speakers in the combined open plan living and outdoor entertainment area. Enjoy a wine and BBQ in style on your outdoor decking complete with a pizza oven and expansive views, this is definitely something to come home to.

The house is filled with so many extra features including; remote-controlled fans with changeable LED lighting, twin ducted aircon and smart lighting throughout. The spotted gum flooring makes the house shine beautifully.

There's ample space for your caravan and trailers, along with an impressive 9x4 shed and established gardens with night lighting throughout. Embrace sustainable living with a 15.7 Kw solar system with 3-phase power, complemented by 80,000 litres of water storage.

This is a rare pocket of paradise, don't miss out on this extraordinary opportunity, Schedule your viewing today.

Call Tony Bennett on 0424 855 224 for a private inspection.

### AT A GLANCE:

- 4 BED 2 BATH 2 CAR 2 ON 3.58 ACRES
- BOSE 7.1 SURROUND SOUND SPEAKERS

4 BED | 2 BATH | 2 CAR

PRICE:  
\$2.2 million

OPEN FOR INSPECTION:  
N/A

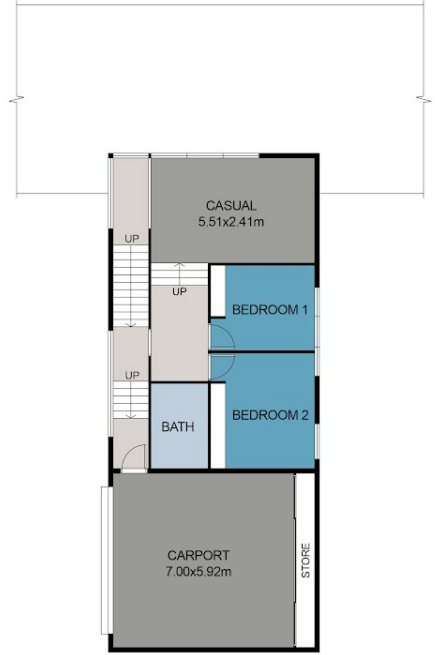


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LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

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119 Elouera Drive Ninderry

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.