



FOR SALE

TRADITIONAL "1/4 ACRE" IN EMPIRE VILLAGE PRECINCT LARGE SINGLE LEVEL FAMILY HOME FLOWING OUT ONTO NORTH FACING POOL GARDENS

TRADITIONAL "1/4 ACRE" IN EMPIRE VILLAGE PRECINCT
LARGE SINGLE LEVEL FAMILY HOME
FLOWING OUT ONTO NORTH FACING POOL GARDENS

You will love being mere footsteps to hot coffee, fresh baked bread, 24 hour gourmet grocer, and cafe/ restaurant strip for impromptu catch ups with friends for a meal or a drink. A huge pancake-flat landholding approaching 1/4 Acre with sprawling single level Webb and Brown 5x3 home, with three separate living areas, all wrapped around north facing pool and alfresco. Features excellent design separation for harmonious family living, with the master suite, office and parents retreat at one end of the home, 3 kingsize minor bedrooms and games/ theatre/ playroom at the other and central family together space in the form of kitchen/ meals/ lounge in between.

Life is good here... Welcome to City Beach!

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied and believed to be correct, neither the agent nor the seller nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.

4 BED | 3 BATH | 2 CAR

PRICE:
Shore | By Negotiation EOI \$3M

OPEN FOR INSPECTION:
N/A

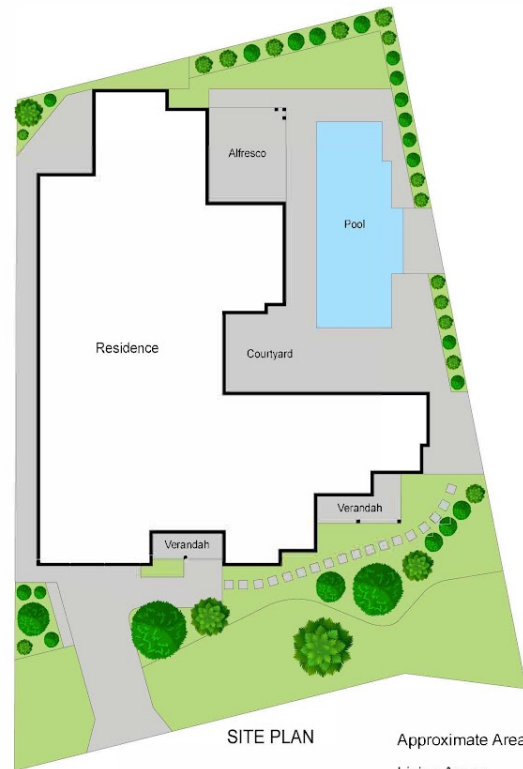


Scott Swingler
0403344649
scott@shore-property.com.au
Shore Property



GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Finesse Property Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



SITE PLAN

Approximate Areas :

Living Area :	312.89m ²
Garage :	44.16m ²
Verandah :	15.50m ²
Alfresco :	23.32m ²
Store :	4.18m ²
Total :	400.05m ²

City Beach

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.