



# FOR SALE

## A STROLL TO PARADISE...(SOLD - PENDING TITLE SRCH)

Dreaming of a simpler life?

Explore what your life could look like at 40 Omana Avenue in sunny Shelly Beach.

### THE LOCATION

A magical spot - stroll to the beach at the bottom of the cul-de-sac or head a mere 1km (approx) down the road to the waterfront: launch your boat, fish off the wharf, take the kids to the playground or explore the coast with a furry friend. Or cruise up the road for a round at South Head Golf Club and grab a bite at the Clubhouse Cafe. Give your children a hearty start at fabulous Waioneke School. Join this wonderful community and revel in a life overflowing with country goodness.

### THE HOME

Built in 2005, a modern home with a chic beachy vibe befitting its tranquil surrounds. The living space is spacious and open plan with fabulous flow either side to the outdoors. The rear deck enjoys a sunny northerly aspect and is even equipped with a hot/cold outdoor shower making cleaning up from your coastal adventures that bit easier. And the front full length deck, with natural private screening up one end and soothing views towards the water at the other.

Your master suite is complete with walk-in robe, a gorgeous ensuite with underfloor heating, his & hers basins & double walk-in shower - plus has direct access to the deck. While at the other end of the house, providing a degree of separation for the home's occupants, are two double bedrooms (one with outdoor access), the family bathroom and a discreetly tucked away laundry.

Comfortable and functional. It just feels right.

### THE OUTDOORS

A large, near level, 1502sqm (mol) site. Plenty of low maintenance landscaping. There is heaps of OSP - and room for a garage should you wish to add one. Extras like a playhouse, doghouse

3 BED | 2 BATH | 0 CAR

### PRICE:

Enquiries Over \$800,000

### OPEN FOR INSPECTION:

N/A



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Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

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.