



# FOR SALE

## KICK BACK AND RELAX!

This beautiful fully renovated Duplex sits on the Lakes edge in Coombabah - where one can enjoy the sunsets in your enclosed alfresco room and watch the swans and ducks swim lazily on the lake.

If you are thinking of downsizing or just want to relax and enjoy the lifestyle - then this home is deserving of an early inspection.

Consisting of:

3 Bedrooms - all with fans and Built in's  
 Master with views across the lake - and beautiful en suite  
 Main Bathroom with large shower and stone bench top  
 Open plan living - with dining area  
 Kitchen with stone bench tops, gas cook-top, electric wall oven, plumbed water for refrigerator - great cupboard space  
 Lounge area, with views across to the water  
 Lounge opens out into the large fully enclosed - alfresco area - which is tiled, with an area for a BBQ and with mood lighting which all complete this space

Outside there is a garden shed - for extra storage etc - fully landscaped and easily maintained. The land runs down to the water - where one can drop a line, or feed the swans that will arrive on the lake each afternoon

This is truly a peaceful and relaxing setting, yet so close to all amenities, shops, schools and transport. Just a short stroll to a park

Extras;  
 Ducted reverse cycle Air Conditioning  
 Gas Cook Top  
 Bamboo flooring in all living areas  
 3.5 KWH Solar Panels  
 Garden Shed  
 Fully fenced and secure

3 BED | 2 BATH | 2 CAR

### PRICE:

Offers over \$475,000.00

### OPEN FOR INSPECTION:

N/A



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