

## Home & Income

Brick & Tile, NO Plaster

# FOR SALE

## SOLD!!!

At the current \$4500 per metre Build Rate, the rebuild cost of this Superb Brick + Tile + Render + Weatherboard Home and Income, originally built in only 2011, would cost \$1,368,000. So what are we saying? We're saying 'Buy this House and get an 839m2 Section FREE!'

Offering 5 Bedrooms, 3 Bathrooms, 2 Kitchens and 3 Living Rooms, this 304m2 High Quality Brick and Weatherboard home and separate Legal Apartment (\$440. Per/wk rent appraisal), set on an 836m2 Section represents an incredible opportunity for the discerning buyer.

Located in a tranquil, quiet, family friendly cul-de-sac and providing views of the sea and golf course, this beautiful, sun-drenched, fully fenced property must be viewed!

The main house (approx. 239m2) offers 4 light, bright double bedrooms (the master has en-suite, walk in robe and doors opening on to private patio), 2 bathrooms, 2 spacious living areas with high ceilings and natural white oak wooden floors. The first living room flows out onto a gorgeous, secluded tiled area and garden with pergola and Spa-Pool whilst the second lounge opens onto a huge deck (60m2 Approx) with sea and golf course views. Both are perfect for entertaining. The well appointed kitchen with beautiful granite tops, and combined dining area, provides the perfect space for those candlelit dinners. A double garage, two heat pumps and plenty attic storage completes the picture.

The comfortable legal apartment (approx. 65 m2) has its own separate entrance and garage, is separately metered and has a rental appraisal of \$440/week. Bright and spacious it offers a double bedroom with en-suite bathroom, open plan lounge-dining-kitchen, single garage/laundry, a lovely garden & sunny, tiled terrace. There are also 5 off-street parkings!

Gulf Harbour offers everything, catch a ferry to the city, play golf or swim at one of the beautiful beaches, you are also just minutes from excellent schools, parks, shops, restaurants and beautiful Shakespear National Park. This Superb Legal Home and Income is outstanding, ideally located and has everything you could ever want. DO NOT MISS THIS OPPORTUNITY!

## 5 BED | 3 BATH | 3 CAR

**PRICE:**

Asking price \$1,359,000

**OPEN FOR INSPECTION:**

N/A



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