



## FOR SALE

### RESORT LIVING MEETS COUNTRY LIFESTYLE

Genuine offers presented!

Thank you for viewing another premium listing by Team Chenney@realty

Please note: No for sale sign at the property. Seller do not want a for sale sign.  
For more information about the property please give Team Chenney a call or email.

Stunning Waterfront resort Family Home 290.6m<sup>2</sup> sitting on a huge 1,877m<sup>2</sup> Land – Nature & Luxury Combined!  
With unobstructed view of the river! Priceless!

Strategically located in front of Estuary River, this exquisite 4-bedroom, 2-bathroom home is a nature lover's paradise. Built in 2017, the property offers breathtaking views of the estuary, where the river meets the ocean, providing the perfect balance of serenity and natural beauty. It's the best of both worlds, you don't need to worry about the erosion and other disadvantages of living near the ocean. Enjoy watching dolphins play, kangaroos visit the front lawn, and a variety of wildlife that make every day feel special. All materials are use of high quality materials with no expenses spare.

Don't want the extra space?  
Apply to council and have it subdivided  
(Subject to WAPC approval/builder application to council approval)  
or Sell /gifted the other half to your kids or  
build for profit!

#### Key Features:

- Built accordance /approved to BAL 12.5 rating as per council requirements.
- Water fountain with strobe LED lighting creates a nice ambience at night.
- Manicured garden with Australian native flora and fruit trees. Rear garden brick paved limestone retaining wall with plants and trees.
- Boat parking
- Exposed aggregated paving throughout the front driveway added beauty to the property.
- Front transparent double thickness 1500mm wide entry door built in accordance with BAL 12.5 rating (Fire proof/noise reduction) as required by the local council. Security mesh throughout

4 BED | 2 BATH | 4 CAR

#### PRICE:

Offers invited

#### OPEN FOR INSPECTION:

N/A



**John Chenney**

**0421030398**

jchenney@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)