



FOR SALE

WELCOME TO YOUR BEACH HOUSE!

This is the only house for sale on the Island with direct beach access and on a 999 year lease. Sitting at the northern end of the Tangalooma Resort, you have a quick commute by 4 wheel drive from the barge, or a short walk from the jetty if you travel by the passenger ferry. Within minutes of arriving, you will be sitting back on your deck watching the boats float by and the dolphins swimming past.

Built over three levels offering amazing views up past the wrecks to the North and south past the jetty, what a wonderful place to live or enjoy your time away. After completing a renovation the owners have decided its time to move on. This is now your opportunity to pick up a rare property at The Coign.

The lower level of the property offers two large bedrooms and a bathroom which accommodates 6 people; a full width deck and storage cupboards.

On the second level you will find a large open plan living area which leads out to a large balcony with amazing views. There is also an alcove on this floor which offers a separate sitting area for some quiet time. The kitchen is spacious and offers plenty of cupboard space and wide benches. The open plan living with the beautifully polished timber floors add to the charm this home offers. There is also a laundry on this level with a rear deck overlooking the trees behind.

The king size master retreat is situated on the top level and also has an ensuite and private balcony which once again offers the most amazing views.

There is plenty of parking out the front but this property does have a private lock up garage situated just a few doors down the pathway.

This magnificent beachfront property is one not to be missed and is being offered fully furnished and self contained. It is currently being used for private use only but if you were to put it into the holiday letting pool, you would easily return over \$120k pa.

As an owner, you and your guests have full access to the Resort and it's facilities.

Please call Juliet today to book your private inspection as this rare opportunity will be snapped up.

3 BED | 2 BATH | 1 CAR

PRICE:

\$1,999,000

OPEN FOR INSPECTION:

N/A



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Selling By The Bay