



## FOR SALE

### A BEAUTIFUL LOW MAINTENANCE TOWNHOUSE WITH SEAMLESS INDOOR-OUTDOOR LIVING – THE PERFECT YEAR-ROUND ENTERTAINER!

**\*\*Don't wait until the first open home on Saturday, 14 June to view this property. VIP inspections will be made available to motivated buyers who wish to view and submit an offer to the sellers prior to the first public open house. Contact Ethan McCann to arrange your private inspection today!\*\***

Exuding an abundance of charm and style, this magnificent 3 bedroom townhouse strikes the perfect balance between effortless low maintenance living and entertaining at its finest. Boasting a large open living space that seamlessly flows outside to a large outdoor alfresco area, there is no better place to entertain guests or unwind after a busy day at work. Additionally, with a tennis court and a pool just a short walk from your back gate, your new house will feel like home in no time!

Property features include:

- A spacious kitchen;
- A large master suite with a generous built-in robe;
- 2 additional bedrooms with ceiling fans and built-in wardrobes;
- A beautifully renovated 2-way bathroom that seconds as an ensuite;
- An expansive open living area;
- A beautiful outdoor alfresco area;
- A low maintenance tropical backyard;
- Reverse cycle air conditioning in the downstairs living area for climate controlled living;
- An additional downstairs toilet;
- A single lock up garage with two additional off street car parks; and
- A laundry.

In this highly sought-after beachside suburb, you'll be sure to enjoy a picture perfect lifestyle with walking/cycling/running paths stretching for kilometers along the crystal clear Broadwater. With no shortage of local amenities on offer, buyer's will be spoilt for choice with Charis Seafoods, Grand Hotel, Aqua restaurants and Biggera Waters Shopping Village also just a short stroll away. Additionally, this fabulous property is also just a short drive from Habourtown Shopping

**3 BED | 1 BATH | 2 CAR**

**PRICE:**

Offers Over \$720,000

**OPEN FOR INSPECTION:**

N/A



**Ethan McCann**

**0481454400**

[ethan.mccann@atrealty.com.au](mailto:ethan.mccann@atrealty.com.au)

[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)

GROUND FLOOR



FIRST FLOOR



156/641 Pine Ridge Road  
BIGGERA WATERS

3 Bedrooms

1 Bathroom

1 Car Garage

TOTAL FLOOR AREA  
150m<sup>2</sup> or 16 Squares

Ethan McCann | 0481 454 400

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.