



FOR SALE

BEAUTIFUL NATURAL OUTLOOK IN BURRUM HEADS.

More than just a fantastic location, this custom designed home makes the most of this hard to find aspect, and is perfect for coastal living.

- Backing onto nature reserve and river access.
- One off custom designed home.
- Large main bedroom with spacious walk in robe and ensuite.
- 3 more bedrooms built in, all with built in robes.
- Open plan through the kitchen, dining, living sunroom and alfresco areas.
- outlook to the river across the nature reserve.
- 2 bay shed with 3rd bay for storage / workshop.
- Ducted air conditioning and high ceilings throughout.

From the front entrance the outlook to the nature reserve opens up, and you can really appreciate the floorplan. The central kitchen has plenty of ventilation and light, and a decent sized chefs pantry to add extra storage and bench space. While each of the living areas are open to each other, they still work well for their specific use. With the wide stacker sliders open to the alfresco and patio these areas flow seamlessly inside to outside. Don't forget to view the virtual tour to see the layout.

There is enough garden to keep the green thumbs happy without being a burden, and a fire pit area and lawn running along the East fenceline. And the shed is a great set up with remote operating doors to the driveway, plus another full lock up bay across the back for extra storage or a workshop. There's a rainwater tank and solar panels too. But it's the view that will stay in your mind, a clear outlook from the main bedroom and right through the living area, this is what makes 44 Traviston Way special, and you don't need an excuse to stroll out your back gate any time of day. Located in the cul-de-sac means the property has minimal exposure to the street, and this has got to be one of the quietest streets you will ever see to begin with.

Surrounded by quality homes in a friendly neighbourhood, this is a very affordable way to get into such a prime location, call me to arrange your inspection.

Paul Thompson @realty 0419 772 354.

4 BED | 2 BATH | 2 CAR

PRICE:
\$1,150,000

OPEN FOR INSPECTION:
N/A



Paul Thompson
0419772354
paulthompson@atrealty.com.au
www.paulthompsonproperty.com.au



FLOOR PLAN
Floor area:277.86m²

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.