



## FOR SALE

### BRING THE WHOLE FAMILY! ONE BLOCK! TWO HOMES!

Step into the extraordinary with this magnificent residence totalling 7-bedrooms, 3-bathrooms and multiple living areas positioned on dual lots at 307 Colburn Avenue, Victoria Point. This expansive property includes an 4 bedroom, 2 bathroom newly built home at the rear of the block and the original, beautifully renovated 3 bedroom, 1 Bathroom home to the front of the property.

Enjoy exceptional space with premium coastal living, making it perfect for large families seeking closeness yet needing their own space, or savvy investors eyeing a substantial addition to their portfolio.

Boasting seven generous bedrooms in total with built-in wardrobes, this property redefines spacious living. Three well-appointed bathrooms ensure comfort for even the busiest of families, while the inclusion of a dedicated rumpus room provides endless possibilities for family entertainment, home office space, or teenage retreat. The thoughtful design of both homes maximises functionality without compromising on style.

The heart of the homes feature beautiful flooring that flows seamlessly throughout the living areas, creating warmth and elegance. Modern conveniences include dishwashers in both kitchens for effortless entertaining and comprehensive air conditioning to ensure year-round comfort. Solar panels and solar hot water system in the newly built home demonstrate the property's commitment to sustainable living while significantly reducing ongoing energy costs.

Step outside to discover your private oasis featuring:

- Fully fenced 809 square metre block providing security and privacy
- Outdoor entertainment areas perfect for hosting gatherings
- Additional entertainment space for versatile outdoor living
- Secure parking accommodating multiple vehicles

Vehicle accommodation is exceptional with three garages plus multiple off street parking areas, easily housing a fleet of family cars, boats, caravans, or providing workshop space for the hobbyist. The fully fenced perimeter ensures children and pets can play safely while maintaining complete privacy.

7 BED | 3 BATH | 4 CAR

PRICE:

Expressions Of Interest

OPEN FOR INSPECTION:

N/A



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NORTH



307B COLBURN AVENUE, VICTORIA POINT

4 2 2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.

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