



**SOLD**

## A TRANQUIL COASTAL SANCTUARY JUST MOMENTS FROM THE WATER

Located less than 200 metres from the sparkling shoreline, this beautifully positioned residence offers an exceptional coastal lifestyle defined by privacy, space and relaxed sophistication. Framed by lush, established gardens, the home enjoys a tranquil ambience rarely found so close to the water, making it equally suited as a refined seaside retreat or a comfortable permanent residence.

Designed for effortless living and entertaining, the home features light-filled interiors, flexible accommodation and thoughtfully curated indoor and outdoor spaces that create a sense of calm throughout.

### Refined Interior Living

- Expansive open plan living and dining area filled with natural light and complemented by air-conditioning for year-round comfort
- Three generously proportioned bedrooms, two with built-in wardrobes
- Versatile utility room currently utilised as a fourth bedroom, ideal for guest accommodation, a private home office or creative studio
- Well-appointed main bathroom featuring a separate bathtub, shower and toilet
- Additional second toilet, offering everyday convenience for family living and entertaining
- Functional and well-designed kitchen with quality appliances, including dishwasher, pantry and ample storage
- Fully enclosed outdoor living space seamlessly extending the home, perfect for entertaining or enjoying peaceful garden outlooks
- Energy-efficient solar hot water system

### Outdoor Entertaining & Lifestyle Features

- Inviting front patio providing a relaxed and elegant space to unwind
- Security screens throughout for comfort and peace of mind
- Two rainwater tanks supporting sustainable garden irrigation
- Powered single bay shed (5 m x 8 m) with insulated roofing, ideal for a workshop, studio or additional storage
- Spacious double-bay shed (6 m x 6 m) with whirlybird ventilation, offering ample room for vehicles, tools or recreational equipment

**4 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$680,000

**OPEN FOR INSPECTION:**  
N/A



**Chris Gablonski**  
**0408708271**  
gabba@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.