



**SOLD**

## WHAT A FIND! HUGE 4,400M2 BLOCK WITH DUAL-LIVING POTENTIAL-MINUTES FROM WATERFRONT

Your dream property awaits! Set on a sprawling 4,400m<sup>2</sup> block, this impressive family oasis offers space, versatility, and exceptional lifestyle appeal—only 3 minutes from the waterfront - truly has it all.

The main home features three generous bedrooms, modern bathroom plus ensuite, a contemporary kitchen, polished timber flooring, —perfect for year-round comfort.

Dual Living Potential you will love:

But that's not all—this property offers exceptional dual-living potential with a separate dwelling ideal for extended family, guests or an ideal work-from-home setup. Complete with two bedrooms, a living/dining area, kitchen, and bathroom, it's exactly what so many buyers are seeking.

Exceptional Shedding & Workspace:

Attention trades and hobbyists and home business owners – this one's for you! The expansive near-new 12m x 12m shed is sure to impress! With loads of room for tools, machinery, and creative projects, it also provides an ideal setup for anyone wanting to run their own business from the property. It's a true standout feature and what most buyers dream of.

Property standout features

- 13kW solar system
- Ducted air-conditioning
- Irrigated bore
- Gated access
- A variety of fruit trees
- Long spacious concrete driveway with ample parking for cars, caravans, or boats.
- 3-phase power
- 4,400m<sup>2</sup> Huge flat block-perfect for kids, animals and all your creative ideas.
- High ceilings
- Security camera system

Near shops, schools, parks, the beach, and only 12 minutes from the Bruce Highway delivers convenience and lifestyle in one incredible package.

Wow—what a rare find! Homes with this quality and flexibility don't come along often. Be quick—properties like this won't last long!

5 BED | 3 BATH | 9 CAR

PRICE:  
\$1,400,000

OPEN FOR INSPECTION:  
N/A



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**FLOOR PLAN** (NOT IN POSITION)

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**12 Rogers Street, Beachmere**

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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