



FOR SALE

SECLUDED PRIVATE RESIDENCE, JUST FOOTSTEPS FROM SENSATIONAL BEACHES

Sellers want this SOLD.
This opportunity won't last long and will be secured by a savvy buyer who knows value when they see it.

At \$1,459,000 only one house block from the Paradise Point/Salacia Waters beaches, the location couldn't be better. The quietest street in the Duck Streets

Have you been struggling to find an "open plan" light filled Villa? This is it! Designed to feel like a house and not your typical long narrow design. This is a must see!

Discover a private paradise where the vibrant coastal air meets the tranquil embrace of a meticulously curated garden Oasis, a mere stones throw from the Broadwater Beaches! This beautifully crafted villa offers even more than proximity to the beach; it provides a genuine escape. Lush greenery, mature plantings and a pristine synthetic turf lawn, provide the perfect blend of aesthetic appeal and effortless living.

Natural light pours through almost floor-to-ceiling windows throughout this residence, providing a light and airy ambience with clean lines, and uncluttered spaces. The ground level open-concept living space is generously proportioned, housing both a vast lounge room and dedicated dining area. Exuding a Scandinavian vibe of Calm, Bright and cozy. A seamless flow to the private outdoor entertaining area—perfect for slow mornings, sunset dinners, and everything in between.

The large gourmet kitchen offers a functional and practical space, with an abundance of storage, including a Butlers Pantry. An oversized island bench is perfect for both entertaining, and use as a Breakfast Bar. Anchored as the hub of the ground level, the kitchen overlooks the entire space out to your private backyard Oasis.

Upstairs, the Master Suite is a peaceful retreat, including an exquisite ensuite, and walk in wardrobe, and an abundance of natural light with oversized windows and no neighbours to look out to. Two additional large bedrooms provide flexibility for family, guests, or a dedicated

3 BED | 3 BATH | 2 CAR

PRICE:
TRANQUIL, TREE-LINED
PARADISE – PRICED TO MOVE!

OPEN FOR INSPECTION:
Apr 4 at 11:30am - 12:00pm



Michelle Cook
0400262226
michellec@atrealty.com.au
www.atrealty.com.au

2/19 Killowill Avenue
Paradise Point



	3
	2.5
	2

Internal	: 148 m ²
Covered External	: 27 m ²
Garage	: 41 m ²
Total Floor Area	: 216 m ²
Garden Shed	: 4 m ²

Michelle Cook

0400 262 226

Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

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.