



**SOLD**

## SOLD! YOU'LL NEED A MAP . . . .

. . . To find your way around the many rooms! This is a massive home! Plenty of room for entertaining, a self-contained teenage retreat with kitchenette and games room and two huge double garages!

**SITUATION:** Commanding an elevated position on private lemon Tree passage reserve with filtered water views to Taylor's beach and Soldiers Point. Just a mere 300 metres (approx.) along the boardwalk to Koala Park, marina, cafes, new up market restaurant & specialty homewares shop.

**STYLE:** Set on 3 levels home exhibiting a contemporary renovation with the addition of a 6 x 8 metre garage ideal for the boat.

**ACCOMMODATION:** 4 Bedrooms all with built-in robes. Master with en-suite. Open plan kitchen dining and living. Kids lounge. Rumpus. Full length balcony. Under cover BBQ area. 2 Double garages. Featuring high roller doors and mezzanine storage.

**FEATURES:** Filtered water views. Wonderful views of Tilligerry Creek and nature's wonders. 3 Bathrooms and 4th toilet in laundry/utility room. Abundance of storage. 3 split system reverse cycle air conditioners. Intercom. Down lights. Ceiling fans. Solar hot water, 20 photovoltaic solar panels. 6 x 8 metre detached garage ideal for a boat.

This home has got the lot . . . . So bring the family, the boat, the van, the trailer and call Andrew Battrick your local Lemon tree Passage @realty representative on 0405 717 826 today!

**4 BED | 3 BATH | 0 CAR**

**PRICE:**  
\$675,000

**OPEN FOR INSPECTION:**  
N/A



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