



## FOR SALE

### OWNERS INSTRUCTIONS ARE CLEAR SELL AND SETTLE PRIOR TO CHRISTMAS ABSOLUTE PRIVACY IN PRIME POSITIO

Perfect for those seeking to simplify their lifestyle! Live a life of convenience in your own coastal hideaway. Keep as your own 'lock & leave' to enjoy between your travels or buy as an investment opportunity. This 4 bedroom and two bathroom single level home is quite possible the one you have been looking for.

This home maximises both space and light whilst capturing a blend of indoor and outdoor living. Best of all, it is priced to sell & ready to be handed to a new owner.

Upon entry you will be surprised what is on offer! A separate sunken lounge, dedicated dining area and a functional spacious kitchen form the hub of the home. The adjoining tiled study/multipurpose area flow is seamlessly via French doors to an expansive courtyard to one side and a timber flooring balcony to the other side. Enjoy this space offering fantastic cool summer breezes.

The master bedroom with ensuite & walk in robe is nicely positioned on the back of the home, peaceful quiet nights are guaranteed. Two sizeable bedrooms and the main bathroom are just down the hallway. But wait there is bedroom number four, completely separated with its own bathroom and built-in robe, perfect for teenager or a dual living situation, or just simply a space for guests and friends.

A large timber deck, a separate balcony and the large Tuscany style courtyard with water feature allow for great family gatherings or just a great a place to be and enjoy complete privacy.

#### NOTEABLE FEATURES

- Complete privacy with property completely fenced, 560sqm allotment
- French doors to expansive decking and courtyard
- Electric cooktop, pantry and ample cupboard space
- Air-conditioning and ceiling fans
- Natural interiors with neutral tones, fully security screened
- Light timber flooring with carpeting in bedrooms and sunken lounge
- Three bedrooms all with built-in robes, three bathrooms
- Tenancy in place till March

4 BED | 3 BATH | 2 CAR

#### PRICE:

Massive Reduction to NOW  
\$529,000

#### OPEN FOR INSPECTION:

N/A



**Sabine Freitag**

**0488332256**

sabine.freitag@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 229 m<sup>2</sup>  
EXT: 23 m<sup>2</sup>



5 Highgrove Circuit, Peregrine Springs



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.