



# FOR SALE

## THE PERFECT DUO! A FABULOUS HOME AND A GREAT INVESTMENT! OR MAKE IT EITHER ONE!

This is a fabulous classic canal home with all the features - large and spacious rooms, with 3 living spaces, air conditioner for added comfort and the alfresco dining and living area with over 20m of canal frontage for the larger boat

This is a fabulous classic canal home with all the features - large and spacious, with 3 living spaces, ducted climate control for comfort and the alfresco dining and living area and over 24m of canal frontage for the larger boat. Offering 3 generous bedrooms and 2 modern bathrooms, and a study/4th bedroom this home provides the perfect space for families or entertaining guests. Enjoy the best of waterfront living in a sought-after location. Schedule your inspection today!

### OUTSTANDING FEATURES

- Open plan modern kitchen/dining/family room
- Separate lounge and dining rooms
- Chef's kitchen with quality appliances
- Family room opens directly to the alfresco dining / entertaining area, with water views.
- Spacious master suite overlooking the canal with large WIR and ensuite.
- Intercom system installed
- Split system air conditioning, 3 metre ceilings, with ceiling fans throughout.
- Security system including security screens to windows and doors
- Use the Study as a fourth bedroom or Media room.

Once you enter - you can truly appreciate the quality in this home. It's sound construction, detail in the finishes, and the thought and features in the design. The flexibility of this home to fit different families and purposes - either as a holiday home, short-term stay rentals - 3 or 4 bedrooms or using the study as an office or media room - the options are here to suit you.

### MORE FEATURES

- 3 double size bedrooms with built in robes
- Large enclosable verandah
- Remote control garage door
- Pontoon mooring for 2 or 3 vessels - with power and water connected
- Direct boating access to Pumicestone Passage - (no bridges)

3 BED | 2 BATH | 2 CAR

PRICE:

Another SOLD by ELENA

OPEN FOR INSPECTION:

N/A



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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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While all care is taken to ensure accuracy, this floorplan should be used as a guide only. Do not use measurements for furniture placement or any renovations to be done in the future.



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