



# FOR SALE

## DUAL LIVING OASIS – TWO STUNNING VILLAS JUST MOMENTS FROM PAT’S PARK!

Set on an expansive 1,421m<sup>2</sup> fully fenced block, this exceptional property delivers the ultimate in flexibility, lifestyle, and income potential. Just a short stroll to Pat’s Park and the waterfront, you’ll feel a world away in your own private tropical retreat yet close to everything that makes island living so special.

**THE MAIN RESIDENCE – Private, Spacious & Resort-Inspired**  
 Positioned at the rear for maximum privacy, the main home welcomes you via a striking angular timber deck into a beautifully designed open-plan living space. The kitchen and dining area combine style and practicality, offering generous storage, quality fixtures, and a seamless flow for everyday living. Step out to the expansive covered rear deck perfect for entertaining, relaxing with a coffee, or unwinding with a cool drink while overlooking lush gardens that create a true Bali-inspired sanctuary. The master bedroom is a standout, featuring wall-to-wall built-in robes with extensive shelving and hanging space. A versatile multi-purpose room provides the perfect option for a home office, creative studio, or additional living space. The well-positioned bathroom incorporates the laundry without compromising on comfort or functionality. Throughout the home, quality finishes shine, including luxury timber-look vinyl plank flooring and thoughtfully selected design elements.

**SECONDARY DWELLING – Ideal for Income or Extended Family**  
 With its own private entrance at the front of the block, the second villa is perfectly set up for Airbnb, permanent rental, or multi-generational living. A double carport and ramp access ensure convenience, while inside, the open-plan living and dining area flows effortlessly to a covered deck with garden views and glimpses of the bay. The galley-style kitchen is well-appointed with ample bench and cupboard space. The generous bedroom includes charming VJ built-in cabinetry and opens onto its own private covered balcony. A large multi-purpose room adds further flexibility, and the bathroom complete with laundry is ideally located for ease of living.

- ADDITIONAL FEATURES**
- Lock-up garage/workshop with power – ideal for a home business
  - Double gate access with space for a boat, caravan, or extra vehicles (power connected)

2 BED | 2 BATH | 4 CAR

PRICE:  
\$880,000

OPEN FOR INSPECTION:  
N/A

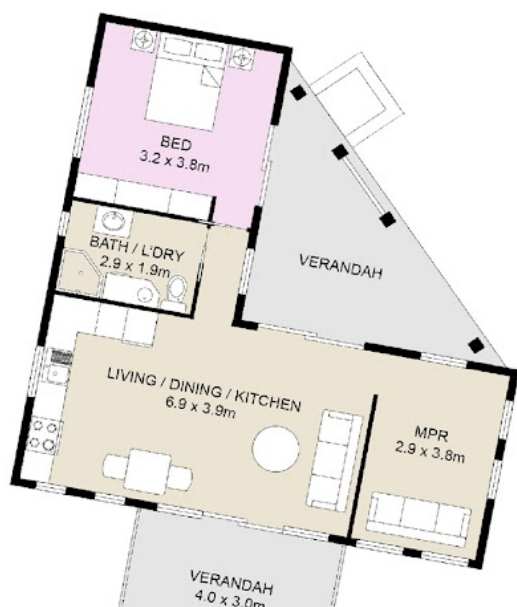
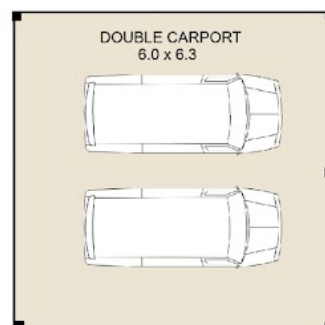
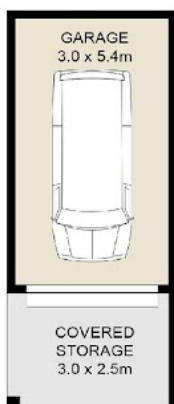


**Gaylia Griffiths**  
 0419879037  
 gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Gaylia Griffiths  
 0419 879 037  
 GayliaGriffiths@atrealty.com.au

REALTY *John*  
 MACLEAY ISLAND

@realty



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.

SECONDARY HOUSE : 66 SQM  
 GARAGE / CARPORT : 62 SQM  
 TOTAL AREA : 210 SQM

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

Gaylia Griffiths  
 0419 879 037  
 187 Kate Street Macleay Island  
 gayliagriffiths@atrealty.com.au  
 www.atrealty.com.au

@realty