

# FOR SALE

## COASTAL QUALITY WITH CARAVAN STORAGE, HUGE ENTERTAINING AREA & SHED

10 Cottonwood Court, Poona

Set on just over a quarter acre in a quiet cul de sac, this quality built coastal home has been designed for relaxed living with room for the caravan, boat and all the toys. From the high ceilings and beautiful natural light through to the huge entertaining area and insulated shed, everything about this property feels well thought out and beautifully maintained. Whether you are chasing the perfect coastal base, downsizing without compromise, or looking for extra storage and workspace, this one is going to impress.

- Just over a quarter acre allotment
- Double garage plus additional front carport
- Drive through access to the rear shed and caravan storage
- Fully fenced with separate dog yard
- Open plan kitchen, dining and lounge area
- High ceilings throughout creating great natural light and airflow
- Modern kitchen with all gas cooktop, griller and fan forced oven with a gorgeous glass splashback
- Served window opening onto the outdoor entertaining area
- Large covered deck with ceiling fans, lighting and pull down blinds
- Master bedroom with air conditioning and ensuite
- Additional bedrooms with built ins, fans and carpets
- Main bathroom with separate toilet, bath and shower
- Security cameras included with the property
- Separate laundry with additional storage or study nook
- Fully covered landing and ramp to rear door
- Insulated shed with mezzanine floor and sub board
- Shower and toilet in the shed
- Excellent boat and caravan storage options
- Fish scaling table beside the shed
- Huge Rainwater storage 3 x large poly tanks plus additional smaller tank over 70,000 litres in total
- Septic system in place

3 BED | 2 BATH | 4 CAR

PRICE:

Offers Over \$895,000

OPEN FOR INSPECTION:

N/A

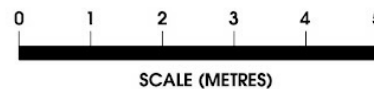


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Measurements	
INT	141 m <sup>2</sup>
EXT	69 m <sup>2</sup>
Fridge	1700x1000x600

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Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should 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.