



FOR SALE

RARE WATERFRONT LIVING – SINGLE-LEVEL LUXURY WITH A 40FT BERTH

A rare opportunity to secure a north-facing waterfront single level corner villa where light, lifestyle and location come together. With direct bridge free access to the Broadwater from the Marina Berth, Boating enthusiasts will understand and appreciate the scarcity of such a set up, whilst containing their excitement of how much easier the Boating lifestyle could become for them.

Offering the perfect blend of modern design, effortless living and breathtaking water views, this beautifully presented three-bedroom, two-bathroom residence delivers an open-plan layout designed to maximise space. Offering comfortable, single level living, something increasingly hard to find.

Positioned on a sought-after corner, this light-filled home bathes in natural light and is effortless in its flow adjoining the indoors to the out from the moment you enter. With three generous bedrooms, two bathrooms and secure parking for two cars, there is plenty of room to relax, entertain and enjoy life at the water's edge.

The thoughtfully designed minimal split-level layout adds character and dimension to the home. Two steps down to a sunken lounge creates a distinct yet connected retreat from the open-plan living and dining areas. This inviting step-down space offers a sense of intimacy and relaxation while maintaining an easy flow throughout the home.

A dedicated bar ledge creates the perfect perch to sip your favourite drink, take in the spectacular water views, watch the boats pass by, and enjoy a relaxed conversation. Whether it's morning coffee, sunset drinks or entertaining friends, it's a beautiful little spot to sit back, and unwind.

An exceptionally practical oversized kitchen, with loads of bench space, cupboards a servery and a view, will keep the Chefs and Entertainers happy.

And for boating enthusiasts, the standout feature is a 40ft berth, bringing the ultimate waterfront lifestyle right to your doorstep.

Literally right next door you'll find the Waterfront Venue - Southport Yacht Club Hollywell Bar and Dining. So convenient, for those nights you don't feel like cooking or would like a change of

3 BED | 2 BATH | 2 CAR

PRICE:

Offers over \$1,589,000

OPEN FOR INSPECTION:

N/A

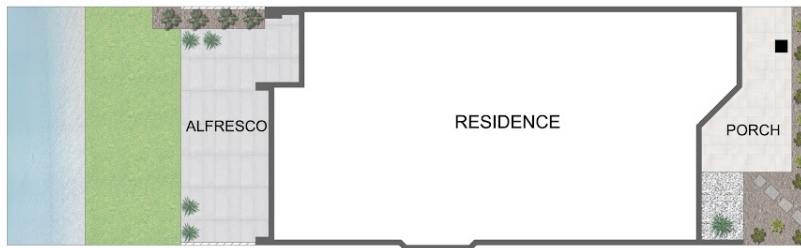


Michelle Cook

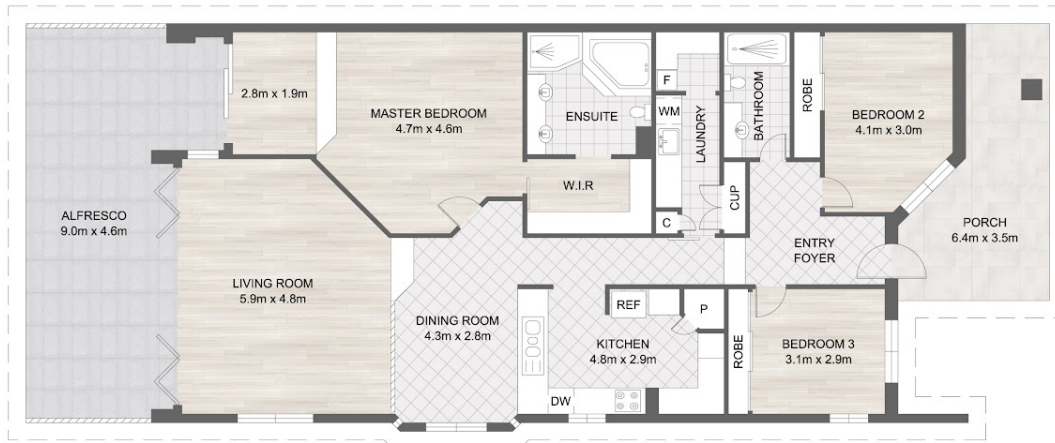
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SITE PLAN (NOT TO SCALE)



10/3 Marina Crescent
Hollywell

	3
	2
	2

Internal	: 145 m ²
External	: 49 m ²
Total Floor Area	: 194 m

Michelle Cook
0400 262 226

Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and 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.