



FOR SALE

ONE OF ONLY 2 UNITS - BEACH, PARK AND BEAUTIFUL - WATCH THE BOATS SAIL BY

From the truly spacious balcony of this architecturally designed home you can sit back and enjoy the idyllic Broadwater lifestyle. You can simply watch the dolphins, yachts, cruisers and the odd paddle boarder as they pass by, or you can go out and join them, the choice is yours, it's all here for the taking.

When you enter this home, you can choose to go up or down. If you take the beautiful timber staircase to the upper level you will find the master bedroom with ensuite and balcony, a large kitchen and living area which leads to a spacious balcony with magnificent views of the most beautiful tree, quiet local beachside park and of course the Broadwater and Crab Island. At the entrance level, you have another living area, opening to the downstairs balcony, with a kitchenette, bathroom/laundry and 3 bedrooms.

If you choose to go downstairs you will find the most amazing garage that provides parking for at least 3 cars, plus space for a workshop, storage space for your Jet ski, kayaks, fishing gear and it even has a wine cellar.

When you combine, the position, the spacious and very liveable design of this home you have something that is truly unique and special, a place in which it is a joy to live.

Features:

- Quiet location, north facing with stunning views over the Broadwater to Crab Island
- 4 Bedrooms or 3 Bedrooms and a study
- 2 Bathrooms
- 2 living areas
- Environmentally designed with moving louvers for natural airflow to capture breezes
- Reverse cycle zoned air conditioning throughout for the odd occasion when needed
- Privacy, duplex villa, only one neighbour
- Gate opening to a quiet local park, with a beach and direct water access.
- Shops, Marina, Yacht Club all close at hand

4 BED | 2 BATH | 0 CAR

PRICE:

offers over \$799,000

OPEN FOR INSPECTION:

N/A



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4 car garage.
(Garage basement not
shown on this plan)



Plan measurements are
approximate and not exactly
to scale.
The vendor, agency and
supplier will accept no
liability in its' accuracy.
Interested parties are
advised to make their own
independent 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.