



# SOLD

## NOTHING BEATS LIVING ON THE WATER!

Located in Port Bouvard's superb Eastport canals this exclusive waterfront residence includes four bedrooms, three luxury bathrooms, theatre room, massive undercroft currently used as a study, games room, gym plus storage and your own private jetty. This architectural statement built by renowned local builder Mal Tapper is predominately a single level residence and is being sold as a walk in, walk out scenario.

Situated at the end of a very quiet cul-de-sac street with expansive water views and a North West orientation this spectacular residence ticks so many boxes. The moment you enter the stunning portico and through the large front door into the stylish hallway you instantly know this is an exquisite design with the use of travertine tiling, impeccable colour schemes and recessed high ceilings.

The front section of the home is like the guests wing incorporating two classy bedrooms with their own resort style bathrooms. These are no ordinary bathrooms with floor to ceiling travertine tiling but one is set up with the wonderful use of glass, plantation blinds, elegant freestanding bath and stylish vanities.

While the other offers an amazing closed in glassed steam room with shower.

The owners have been very smart and utilised the roof space creating a very sizable loft set up as a fantastic theatre room. Using the classic spiral staircase this is a great space depending on your family dynamics. The fourth bedroom is also situated near the front of the home.

Then you enter the impressive main living area plus modern kitchen all taking in the beautiful water aspect with large stacker doors opening up onto the suburb balcony and alfresco area. The wonderful use of glass, natural light, window treatments, fans and tiles all combine to give it a real point of difference.

The kitchen is a standout with the classic white colour schemes, stone benchtops, free-standing 900mm oven, two dishwashers, plumbed in fridge, breakfast bar, tapware and clever hidden walk in pantry. All positioned so you can enjoy the water views on offer.

The master bedroom is simply divine. It continues the stunning travertine tiling theme and is positioned to have access to the alfresco/balcony with spa taking in the water views and all accompanied by the breath taking en-suite.

With the freestanding bath looking outside, the plantation blinds, unique double vanities and use of tiles this is your dream bathroom.

To finish off this well thought out residence is the internal access to the super -sized undercroft with study, games room plus storage which leads out to your canal envelope, more external storage and own jetty. This is one of the biggest undercrofts in the area and will only impress when viewed.

4 BED | 3 BATH | 0 CAR

PRICE:  
\$1,095,000

OPEN FOR INSPECTION:  
N/A



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