



**SOLD**

## BEACHFRONT BARGAIN

Waterfront living in the Whitsundays in a modern, 3 bedroom home with all the extras - this is exceptional value and really can't be matched.

Imagine looking out from your patio to crystal clear sea views, strolling the beach anytime you please and listening to the sound of the ocean as you fall asleep. Located in this quiet little community at the end of the street is this appealing 3-bedroom house just waiting to welcome you home.

The open plan living area features a modern kitchen with stone benches, breakfast bar and plumbing for your refrigerator. It adjoins the front patio for easy entertaining. The modern neutral tones will easily accommodate all tastes and enhance your furnishings. Entry, hall and living areas have been tiled, whilst bedrooms are carpeted. All bedrooms have built in robes with mirror door, ceiling fans and air conditioning. All doors are security screened as are most windows. There is a generous entrance and study area or reading nook if you prefer. The property has town water, cable TV and NBN is available in the area.

To the rear of the house you will find another large covered entertainment area overlooking an in-ground salt water swimming pool – just perfect for those hot summer days which is most of the year in the Whitsundays. There is an extra-large lock-up carport at the rear as well as the carport towards the front of the house to make access easy in wet weather. There is also a great shed set up with a kitchenette and extra toilet, shower and office space – perfect for the pool table, hobbies or storage. Council searches have been completed and details are available upon request. Mortgagee in possession.

Located 45 minutes drive from Airlie Beach, 25 minutes from Proserpine and 20 minutes from the Whitsunday Coast Airport.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$310,000

**OPEN FOR INSPECTION:**  
N/A



**Roz Tedge**  
**0424653717**  
roztedge@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)