







Presentation Perfect, Design Excellence

4 3 4 396m2

Perfectly positioned on its north-east facing corner block to maximise natural light and privacy, is this ultra-elegant 2017-built Grandview home, in a dress-circle neighbourhood, just a short stroll to the lake, waterfront parks/playgrounds, public transport, cafes, and hospitals; plus, walking distance to Bokarina Beach and beachside dining.

A well-designed floor plan provides excellent separation of living and versatility placing the master bedroom with huge walk-in wardrobe and luxury fully tiled ensuite exclusively on the upper floor; and also providing a second ensuited master/guest bedroom with walk-in robe on the ground floor.

Altogether the residence comprises four bedrooms, three bathrooms, two separate living areas, study nook, premium galley kitchen with butler's pantry, front covered patio overlooking private fenced courtyard, full-sized laundry, and

Price	SOLD for $1,500,000
Property Type	Residential
Property ID	3210
Land Area	396 m2
Floor Area	297 m2

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double lock-up garage plus parking for two additional vehicles on driveway under shade cloth.

Impeccably maintained by its original owners, this is turnkey ready to move straight into with not a cent to be spent. Features include 2.7-metre-high ceilings, 3 x split system air-conditioners, ceiling fans, VJ panelling in living, plantation shutters, stone benches, Electrolux appliances, gas cooktop, soft close cabinetry, security screens, hybrid flooring in bedrooms, roll-down blind on patio, and 13.2kW solar power.

On a fully fenced, low maintenance 395m2 block; there is room at the front on the sunny north-eastern side to put in a plunge pool, and there is also potential to create side access at the rear via Kinship Lane. Inside and out, the property not only looks amazing, but it embodies effortless lock-and-leave coastal living of the highest calibre.

With the Lake just footsteps away, if you don't already own a paddleboard, it might be time to invest in one; and if you have a dog there's a fabulous dog park just 15-minutes' walk away along with dog-friendly stretches of beach nearby to exercise your pooch.

Major amenities including shopping centres, sporting/leisure facilities, the university, and public/private schools are within a 5-15-minute drive; and work at SCUH (private or public) leave the car at home and walk to work in approximately eight-minutes!

Buyers in the market for a stunning, modern lifestyle home in a quiet neighbourhood in close proximity to all the essentials and the fun stuff; this one is a stand-out, make sure you take action ASAP. The good life is right here waiting.

- Stunning modern home on 395m2 corner block
- North-easterly aspect: breezes & natural light
- 4 bedrooms, 3 bathrooms, 2 separate living areas
- Kitchen with butler's pantry & high-end appliances

- Front patio & delightful fenced grassy courtyard
- DLUG + additional onsite parking for 2 vehicles
- High ceilings, 3 x split system A/C, ceiling fans
- Plantation shutters, quality flooring, 13.2kW solar
- Impeccably presented & maintained, turnkey ready
- Short walk to lake, parks, hospitals, bus & café
- 25-minute flat walk to beach & beachside dining
- Offered to market for the 1st time since built

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