



**PRICE GUIDE:** \$513,000.00

Area: 662 m2

Council Rates: \$3,782.66 p.q.

## Exceptional Family Residence

In a highly sought-after locale, a stone's throw from sprawling bushland reserve yet a short walk to the beach this stunning residence has been designed with entertaining in mind. Its perfect open-plan layout seamlessly connects the light-filled interiors to the alfresco entertaining space.

This desirable family home is on a fully fenced 662 sqm block and offers plenty of room, conveniently located within close proximity to both sports fields and Coles site.

### THE PROPERTY

- Contemporary new home in a high-demand location
- Open-plan living and dining with easy indoor/outdoor flow
- The main bedroom features private ensuite & walk-in wardrobe
- Three additional spacious bedrooms with built-in robes
- Formal lounge to the front of the home
- Main bathroom features combination shower/bath & separate toilet
- Security screens throughout
- Double gate side access, fully fenced & ch



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FLOOR PLAN



PINCER COURT  
SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA : 199.16m<sup>2</sup>

26 Pincer Court, Bushland Beach