



16 Waterside Dr, Twin Waters



## Rare waterfront opportunity

At this price you can afford to turn your dream into reality. Easterly aspect onto the water means cooling breezes all summer long. The outdoor living also opens to the north providing plenty of natural light as well as warm sun in winter. This four bedroom home represents a comfortable home now with opportunities to add value in an incredible location.

- :: 4 bedrooms, 2 bath, formal lounge, open dining/family
- :: Extensive water views from much of the home
- :: Raked/high ceilings add a sense of space and light
- :: Connecting covered outdoor entertainment area
- :: Ensuite and walk in robe to large master bedroom
- :: Oversized 2nd/guest bedroom (adjoining bathroom)
- :: 2 x split system air-conditioners, fans/security screens
- :: Newly updated carpet, appliances & landscaping
- :: 621sqm allotment with 15 metres waterfrontage
- :: Direct access to 30 hectare recreational lake
- :: Add a future jetty/pontoon (subject to council approval)
- :: Surrounded by parkland/bike ways. 2.5km to beach
- :: Close to the shopping, schools and the motorway

4 2 2 621 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2685
<b>Land Area</b>	621 m2
<b>Floor Area</b>	260.12 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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One of the really outstanding features is the back yard privacy provided by the established parkland on the opposite side of the waterway. This means a tranquil setting and a greater level of peace and privacy compared to many canal front locations. There have been several large scale waterfront renovations in Twin Waters over the past few years. This property is one of the last opportunities to buy a good quality original home in one of the best waterfront positions in Twin Waters.

Investment information:

Council rates & water charges (combined): Approx \$3,250/year

Permanent rental estimate: \$585/week

Tender Information:

Offers over \$720,000 are invited. Tenders close 4pm Tuesday 20 February 2018.

Offers can be subject to finance and building/pest inspection (up to 14 days) if required.

All offers remain confidential until handed to the owner on the tender date.

For more information & tender information package call Tony Brown 0411074022 or email [tony@mnsr.com.au](mailto:tony@mnsr.com.au)

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