



17 Gadir Street, Alkimos

## Modern 4x2 with Theatre, Activity & Coastal Lifestyle




Perfectly positioned in the sought-after Alkimos Beach community, this stylish four bedroom, two bathroom home on 375sqm combines modern finishes with a functional family-friendly floorplan.

From the moment you step inside, you'll appreciate the sunken front lounge room and soaring 30-course ceilings throughout. The home offers multiple living zones including a dedicated theatre and a versatile activity room, making it ideal for growing families.

At the heart of the home, the gourmet kitchen boasts stone benchtops and a scullery, and overlooks the open plan living and dining areas. Flowing directly to the alfresco, this space has been designed to make entertaining easy and enjoyable all year round.

Quality continues throughout with 600x600 Spanish pressed edge tiling through the living areas, ducted reverse cycle air-conditioning for year-round comfort, and thoughtful storage with built-in mirrored robes to the secondary bedrooms. The master suite is a true retreat with its walk-in robe and stylish ensuite.

Close to St James Anglican School, as well as local shops, cafes,

4  2  0 

### FOR SALE

Under Offer - High \$800k's

### AGENTS

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Marco Viljoen  
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### AGENCY

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 **LJ Hooker**

gyms and numerous parks, this home also offers the ultimate coastal lifestyle just minutes to the pristine shores of the Indian Ocean. With Alkimos Beach continuing to grow in demand, this is your chance to secure a home that delivers style, space and location in one.

2025/2026 Outgoings

Water: \$1,209.70

Council: \$2,200

Please be aware that these figures are approximate only

Rental appraisal - \$750-\$800/week

## MORE DETAILS

Property ID	K7GHRD
Property Type	House
House Size	172 m2
Land Area	375 m2

**Ian Knight 0413 447 016**

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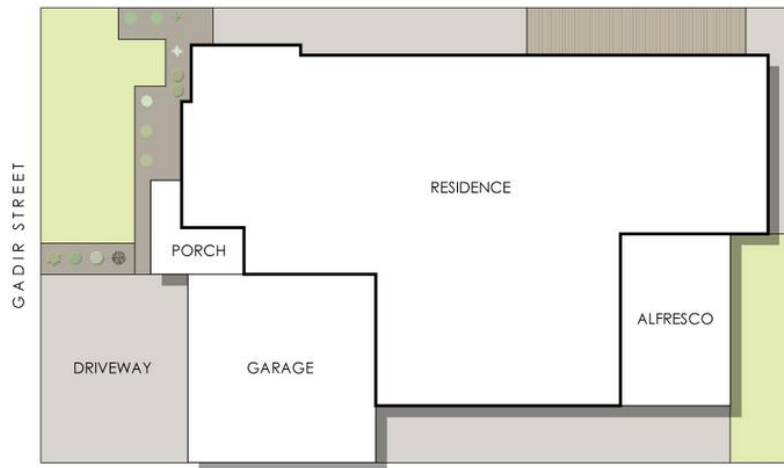
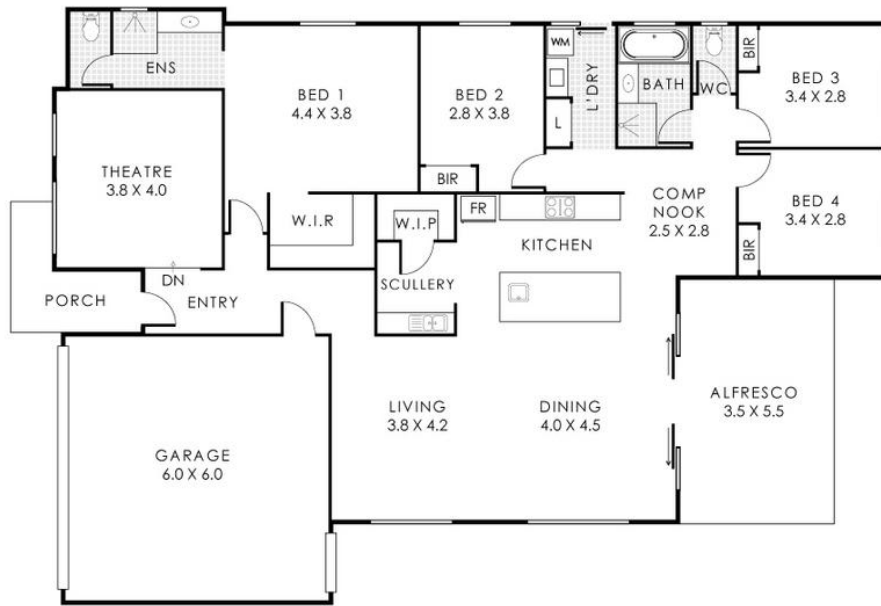
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**17 Gadair Street, Alkimos**

Residence 160m<sup>2</sup> | Garage 36m<sup>2</sup> | Alfresco 19m<sup>2</sup> | Porch 6m<sup>2</sup>  
**Total Area 221m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate indication only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C&G Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the Real Floor plan. Not to be used for any other purpose.  
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