



35 Houghton Crescent, Eagle Point

MODERN LIVING, EASY LIFESTYLE & EXCEPTIONAL OUTDOOR SPACE

Only four years old and beautifully presented, this modern home combines stylish living, practical features and an enviable lifestyle within this popular estate.

An inviting entry hall leads to the spacious open plan living and dining area, featuring timber look flooring and lovely treed rural outlooks. Sliding doors open to a covered, tiled alfresco area, creating an ideal space for relaxing or entertaining.

The well appointed kitchen features stone benchtops, excellent preparation space, a 900mm gas/electric oven, dishwasher and Butlers pantry.

The spacious master bedroom offers a walk-in robe and stylish ensuite with stone topped vanity and larger shower. Two additional bedrooms, both with built-in robes, are privately positioned at the rear and serviced by the main bathroom and separate toilet.

Further features include internal access to the double garage, excellent storage, split system heating and cooling, electric wall heater and gas hot water.

Outside, a water tank supplies the toilets and washing machine, while 16 solar panels assist with reducing energy costs. There is also a

3 2 3

FOR SALE

\$665,000

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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sprinkler system, raised garden beds and a 7m x 3.050m Colorbond shed with front and rear roller doors.

Enjoy an outstanding lifestyle within easy walking distance of the waterfront, beach, boat ramp and walking tracks, plus the newly developed Hub Precinct with its waterfront setting and relaxed cafe atmosphere.

A stylish, low maintenance home offering comfort, functionality and an enviable lifestyle.

MORE DETAILS

Property ID	MXRFCA
Property Type	House
House Size	186.05 m2
Land Area	763 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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