






3 Michener Court, Long Beach

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## THE SURPRISE PACKAGE

Facing the street, this home presents as a bit of a secret to what lies within. Neat & tidy from the outside, the real surprise comes when you walk through the entry door - there's that reveal. It's like the Tardis; it opens up into a home with all the best features money can buy.

The oversized kitchen is where it really starts to impress, it envelopes you with features. A central island bench with waterfall stone tops, soft-close drawers and under-bench power points, while the main body of the kitchen, finished in Caesarstone, flows across three sides. You've got a 900mm Wolf pyrolytic oven, a matching steam oven, Siemens induction cooktop and an AEG dishwasher with lift-up function - all complemented by a large fridge space with water supply. It's a serious kitchen in every sense.

One of the multiple living spaces flows straight off here, looking out over the 7 x 3-metre concrete inground heated pool. You feel like you are at a resort; but you haven't left home.

Off the main living space is entry to the double garage, complete with a wide electric panel lift door and level access for easy entry, along with a guest's powder room positioned exactly where you need it.

As you move further into the home, a second living space opens up

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By Appointment

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 **LJ Hooker**

and, with the use of stacker doors, creates a seamless flow out to the covered outdoor entertaining area. From here you overlook the tiled concrete pool and out toward the ocean and headland - it's a great connection of indoor and outdoor living. An external shower is there ready for a rinse-off after a swim.

At the back of the home are two large independent master suites, each with a stunning ensuite and plenty of storage. Between these is a four-person Italian-made lift, which is a piece of art on its own. This provides seamless access to the downstairs area, complete with a large bathroom with separate W/C and two extra bedrooms that connect to a large living space with a cabinet and basin - perfect to use as a self-contained living area.

The good-sized laundry, with plenty of storage, is also on this level. From here you access the easy-care garden, creating a private domain, while under the pool there's a large storage area. Timber stairs provide a second access point back up to the pool area.

The home itself was designed by Involve Design and custom built in 2020 by Sealine Homes, with a strong focus on solar passive design and energy efficiency. Features include double-glazed windows where possible with louvre cross flow, Alucobond cladding, slab floor construction for thermal retention, 33 LG solar panels with a 10kW LG battery, plus R/C ducted air conditioning and additional wall-mounted AC to the lower level.

From the home, it's less than 600 metres following the road to the golden sands of Long Beach - perfect for a dip or to try your luck fishing. On most days you hear the sound of the waves breaking from the home, reinforcing your proximity, there's even a dog-friendly section. All of this, and still under a 10-minute drive to the CBD, so you're out of the rush but still close and handy.

This is a special home for those who appreciate a well thought-out design with all the best features and fittings. It presents as new, and with current building costs, it represents real value I believe. And the best part - why wait? It's ready to move in and enjoy!

## MORE DETAILS

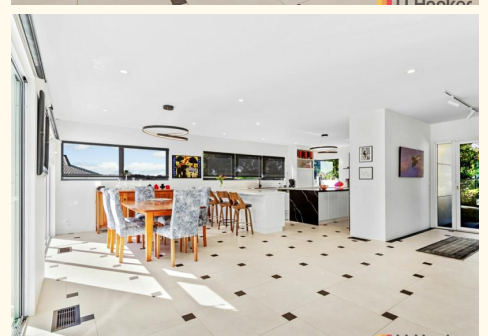
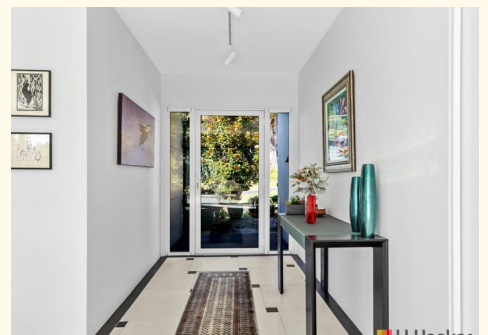
Property ID	11QFF8F
Property Type	House
Land Area	698 m2
Including	Air Conditioning Alarm Pool Solar Panels electric blinds

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Total Approximate Area  
378 square metres  
+  
52sqm Under House Storage

