

3 Sandbar Terrace, Magenta

Dress Circle Location!

Occupying a commanding position and capturing ocean views is this solidly constructed beach front reserve home, set in an exclusive no through road location.

Welcome to 3 Sandbar Terrace, Magenta.

This stunning one owner property presents in impeccable order throughout and has been a prized family holiday home.

Offered for sale fully furnished by Hare + Klein Interior Design - Sydney Interior Designers.

Hear the ocean!

Features include:

- Vaulted entry leading to an open planned main living area with kitchen and dining, that provides rear yard access to the entertainment area.
- Main living area with modern gas fireplace and built in custom cabinetry that is the centerpiece providing warmth and ambiance in the cooler months.
- The kitchen is well appointed and features stone bench tops with waterfall edge, gas cooking and an abundance of storage.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
\$2,500,000

VIEW
Sat 13th Jun @ 9:30AM - 10:00AM

AGENTS
Justin Bond
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Tim Bembridge
0403 665 630
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AGENCY
LJ Hooker Tumby Umbi | Killarney Vale |
Bateau Bay
(02) 4389 1722



- Desirable downstairs bedroom, plus third bathroom.
- Oversized internal laundry.

The upper floor encompasses sweeping views from the living areas and master suite, including balcony access, that is oversized and features a walk in robe and opulent ensuite. Two more bedrooms and a main bathroom complete the upper floor.

The private rear yard offers plenty of scope for a pool and ample space for entertaining, while garaging is catered for with a double lock up.

Finished throughout with downlights, ducted air conditioning, louver windows, updated carpet and paint and is ready for your enjoyment.

Sandbar Terrace is a tightly held locals jewel and is as close as you can get to the beach access while retaining ultimate privacy.

This may very well be your ultimate lifestyle property or a smart investment.

The Location:

- Golf Australias top 100 ranked 18-hole Golf Course.
- Access to 20 metre indoor heated lap pool, Rock pools of the freshly refurbished Lagoon pool with seasonal bar, via Magenta Club membership.
- A short walk to Pullman Hotel offering Barretts Restaurant, Shallows Bar with indoor and outdoor dining.

Be quick to contact Justin or Belinda for further information. Available to view by appointment or as advertised.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	WS6GJF
Property Type	House
Land Area	555 m2
Including	Ensuite Air Conditioning Balcony Built-in-Robes Secure Parking

Justin Bond 0406 999 007

Principal - Licensee | justin.bond@ljhooker.com.au

Tim Bembridge 0403 665 630

Sales Consultant | tim.bembridge@ljhooker.com.au

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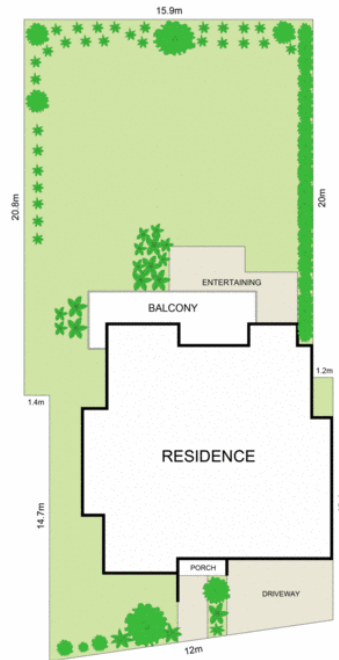




FIRST FLOOR



GROUND FLOOR



SITE PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 289m²
EXT : 63m² NOT TO SCALE



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