



5 Sawgrass Crescent, Magenta

## Your Piece of Paradise!

Completely renovated- the best buy in Magenta!

Set in an exclusive stretch opposite a reserve and adjoining the 18th hole with a private road feel.

Occupying a commanding elevated position to the rear of the golf course on a perfect size block in a tightly held location.

A short walk to Pullman Hotel offering Barrett's Restaurant and Shallows Bar.

Discover this completely renovated Golf home - Be amazed at number 5 Sawgrass Crescent, Magenta.

Hear the ocean!

Features include:

- Open planned living, dining and kitchen area all capturing views and featuring an Esanda Gas fireplace and custom vertical joint feature wall and Karndean loose lay flooring.
- Kitchen with high end appliances including pyrolytic oven, conventional microwave, gas cook top, Caesarstone bench top with waterfall edge, matt finished cabinetry and plumbed fridge

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.

3 2 3

**FOR SALE**

\$1,849,000

**AGENTS**

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**AGENCY**

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LJ Hooker

- space.
- Main bedroom taking in a spectacular view, with fitted out mirrored built in wardrobes and a high end ensuite with Velux skylight, custom floating vanity, vertical joint feature wall and window view to the golf course.
  - Upstairs is a second living area and deck, capturing more views redesigned with a fully lined colorbond roof with down lights and skylights, plus frameless glass balustrade and composite decking boards.
  - Two more generous bedrooms with fitted out mirrored robes, one with its own private deck under the existing roof line with composite decking boards, and an upgraded aluminum railing.
  - High end main bathroom with Velux skylight, custom floating vanity, vertical joint feature wall and a free-standing bath.
  - Custom laundry with vertical joint feature wall and custom cabinetry.
  - Custom WC with vertical joint feature wall and custom cabinetry including a wall hung vanity.
  - Colorbond roof upgrade.

The rear yard is perfectly sized, fully fenced with frameless glass to the rear boundary and established hedge lines.

There is an undercover entertaining area with natural gas outlet (for BBQ) and a spa with Ultra Zone upgrade and cover to protect it from fading.

Parking is catered for with a sealed level driveway deep driveway, offering plenty of off-street parking, plus a double lock up garage and single carport.

Attention to detail is evident throughout with all four wet areas in matching theme, ABI gold hardware throughout the entirety of the home, all new lighting, and a combination of plantation shutters and remote blinds with Somfy motors.

Finished throughout with ducted air conditioning, modern tones and high lights.

The Location:

- Golf Australia's 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.

Agent declares interest.

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 WA3GJF  
Property Type House  
Land Area 443 m<sup>2</sup>

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