



Magenta, 5 Sawgrass Crescent

Your Piece of Paradise!

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:



Disclaimer: 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
Contact Agent

View
By Appointment

Contact
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**LJ Hooker Tumby Umbi | Killarney
Vale | Bateau Bay
(02) 4389 1722**

- * 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 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 12-month-old spa bath that remains unused with Ultra Zone upgrade and cover to protect it from fading.

Parking is catered for with freshly 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.



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More About this Property

| | |
|----------------------|--------|
| Property ID | WA3GJF |
| Property Type | House |
| Land Area | 443 m2 |

Justin Bond 0406 999 007

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

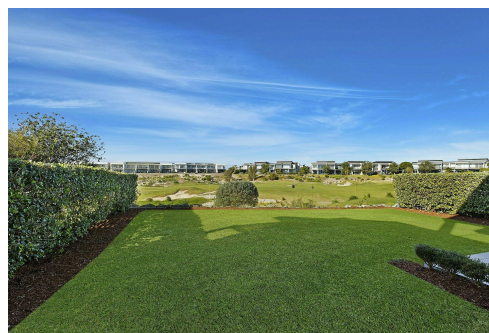
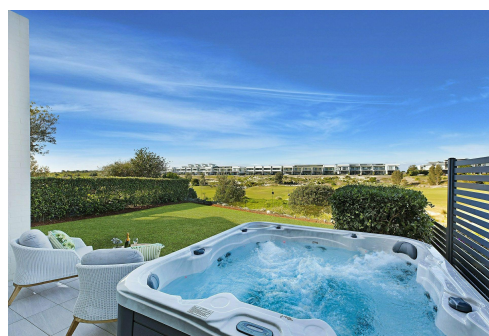
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This floor plan shows a house with a double garage (5.9 x 5.9m) and a carport (3.7 x 2.9m). The main living area (7.9 x 5.5m) includes a dining space and a fireplace (FP). The kitchen (5.4 x 4.5m) features an oven (OV), refrigerator (F), and a pantry (PTRY). A covered entertaining area (4.5 x 3.2m) is located outside the kitchen. The bathroom (WC) and laundry room (L'DRY) with a washer (WM) are also shown. A spa is located in the top right corner. The plan includes various storage areas (STORE, LINEN) and a porch.

COVERED BALCONY
4.2 x 3m

2.3 x 1.8m

SECOND LIVING
5.3 x 3.3m

BED 1
4.9 x 3.5m

VOID

BATH

ROBE

ROBE

ROBE

ROBE

ENS

BED 2
4.2 x 3.5m

BED 3
4 x 3.3m

COVERED BALCONY
3.5 x 3.3m

DN

Floor plan of the main house. The layout includes a large central **RESIDENCE**, a **COVERED ENTERTAINING** area, a **COVERED BALCONY**, and a **SPA**. The plan is surrounded by landscaping, including a large green lawn area at the top, a brown path on the left, and various trees and shrubs.

A horizontal number line labeled "SCALE (METRES)" with tick marks at 0, 1, 2, 3, 4, and 5.

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 : 236 m²

EXT : 78m² NOT TO SCALE



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