



## Magenta, 62 Pebble Beach Avenue

Adjoining the 18th!

Capturing an impressive view over the 18th on a low maintenance 524 sq/m block is this impressive split level Magenta home, benefiting from only one neighbouring property.

The main level:

- \* Spacious living area with timber flooring, capturing an abundance of natural light and views to the fairway.
- \* Modern kitchen with quality appliances, stone bench tops, gas cooking and a walk-in pantry.
- \* Generous under cover living area, that is accessible via stacker doors that blur the lines between indoor and outdoor living.
- \* Master suite with walk in robe and modern ensuite, finished with high quality



**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.

**SOLD**

4  2  2 

**For Sale**

Please Call

**View**

[ljhooker.com.au/WIVGJF](http://ljhooker.com.au/WIVGJF)

**Contact**

**Justin Bond**

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**(02) 4389 1722**

fixtures and fittings.

Middle level:

Step inside to a generous foyer area with timber flooring that provides access to the living room and separate dedicated study, the ideal work from home environment; plus there is internal access to the double lock up garage.

Downstairs:

Offering a further three generous bedrooms all with build in robes, modern fully equipped bathroom, laundry and accessing the spectacular outdoor entertaining area.

Outdoors is an undercover entertaining area adjoining a sparkling in ground pool, with frameless glass fencing providing for the maximum vantage point to soak up the outlook. Established side hedging creates for privacy and the tiling offers low maintenance living.

Garaging is taken care of by a double lock up plus there is a nice wideset driveway that can accommodate another two vehicles.

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.
- \* Directly across the road to Pullman Hotel offering Barretts Restaurant, Shallows Bar with indoor and outdoor dining.

Key Details:

- \* Council Rates: \$537.60 per quarter.
- \* Water rates: \$216.32 per quarter.
- \* Community fee: \$891.52 per quarter.

Finished throughout with ducted air conditioning, ceiling fans, LED downlights and modern tones and highlights.

Homes of this caliber rarely come to market in this estate, offering a lifestyle at your doorstep.

Be quick to contact Justin or Belinda today!

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



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## More About this Property

<b>Property ID</b>	WIVGJF
<b>Property Type</b>	House
<b>Land Area</b>	524 m <sup>2</sup>
<b>Including</b>	Toilets (1)

### Justin Bond 0406 999 007

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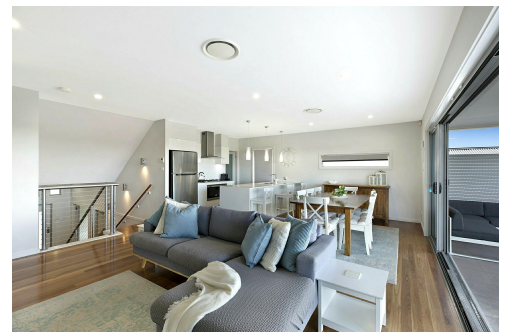
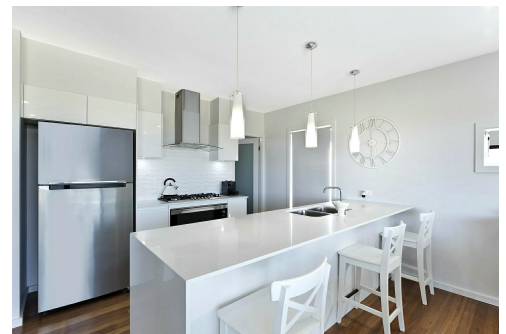
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### LJ Hooker Tumby Umbi | Killarney Vale (02) 4389 1722

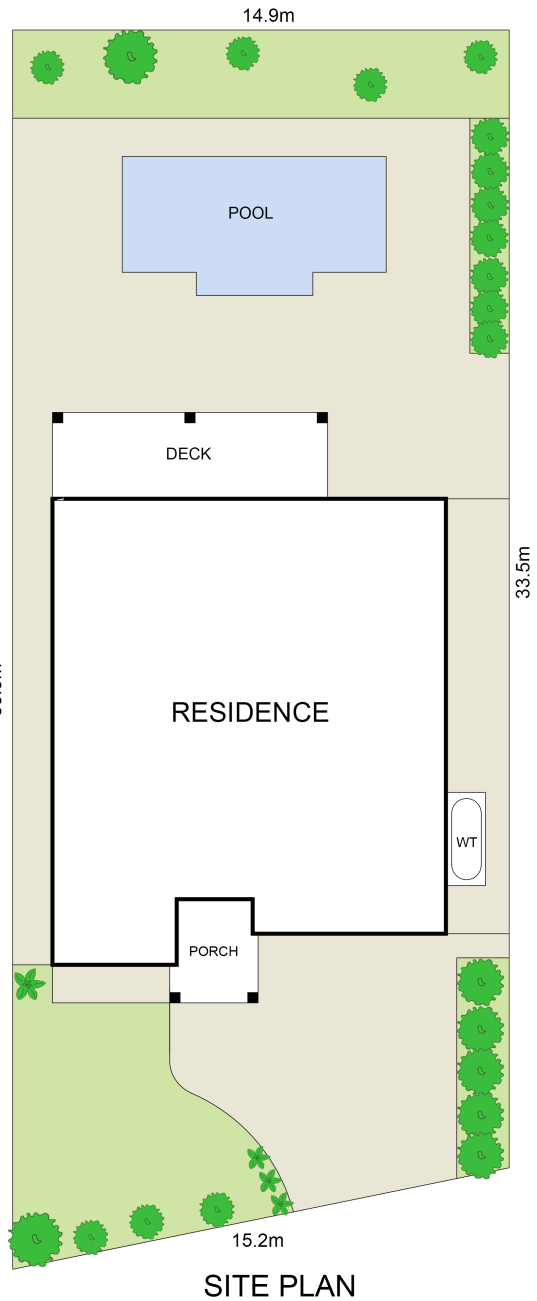
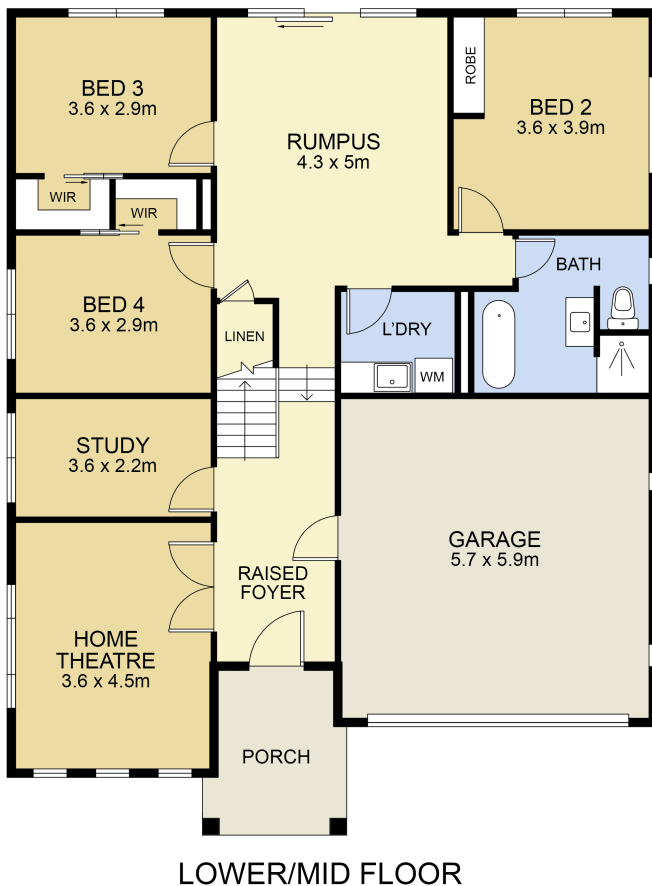
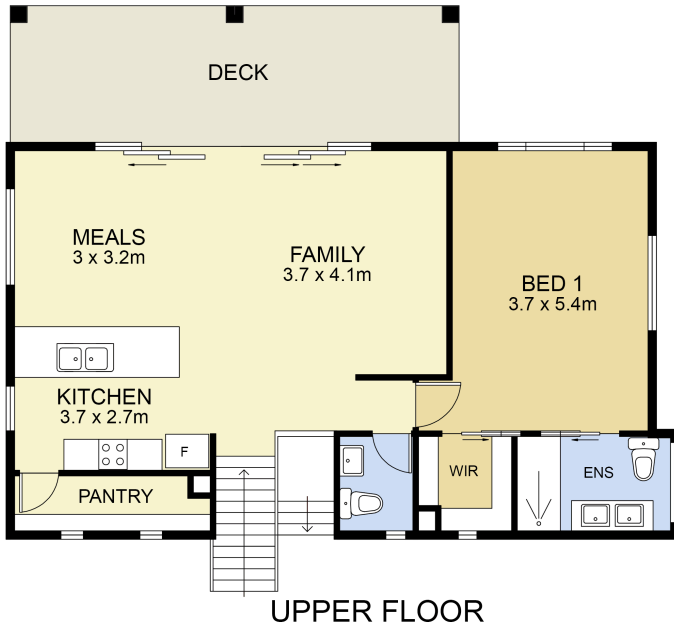
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0 1 2 3 4 5 SCALE (METRES)

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 : 255m<sup>2</sup>  
EXT : 28 m<sup>2</sup> **NOT TO SCALE**



62 Pebble Beach Avenue. Maenta

