



Magenta, 4 Huntingdale Drive

Stunning Northerly Aspect!

A prime sun-drenched northerly aspect.

Situated metres to the 18th flag. Capturing a fairway view spanning to the Tee Off and beyond, is this immaculately presented four-bedroom Torrens Title Terrace.

Consisting of two levels, the downstairs level featuring:

- * Main entry with storage.
- * Separate dining area, and kitchen with island benchtop featuring stone benchtops. and quality appliances including gas cooking and dishwasher.
- * Living area opening onto an alfresco entertainment area.
- * Private rear yard, low maintenance with a combination of astro turf and lawns.
- * Front courtyard with clothes drying area.
- * Extra toilet WC & internal laundry.



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 

1 

For Sale
Please Call

View
ljhooker.com.au/WD6GJF

Contact
Justin Bond
0406 999 007
justin.bond@ljhooker.com.au
Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au

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

Upstairs you will find:

- * Four generous bedrooms, with built ins, fans and with the master suite including and opulent ensuite with bath.
- * Juliet balcony capturing an expansive golf view.
- * Main bathroom.

Garaging is catered for with a single lock up garage, plus there is space to park on the driveway.

Maintained with a newly installed ducted air conditioning system, solar panels to offset the electricity consumption and solar hot water system.

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: \$460.00 per quarter

Water Rates: \$254.87 per quarter

Community Fees: \$972.84 per quarter

North facing opportunities are enviable – directly across the road to all the facilities Magenta has to offer.

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 measurements are approximate. Interested parties must solely rely on their own enquiries.



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More About this Property

Property ID	WD6GJF
Property Type	Terrace

Justin Bond 0406 999 007

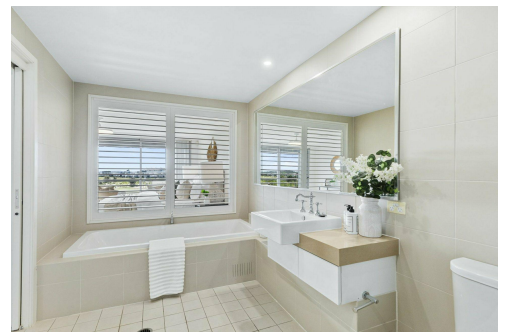
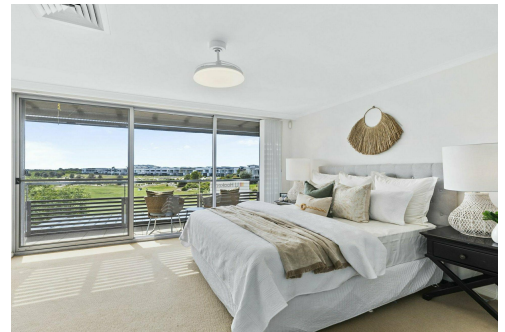
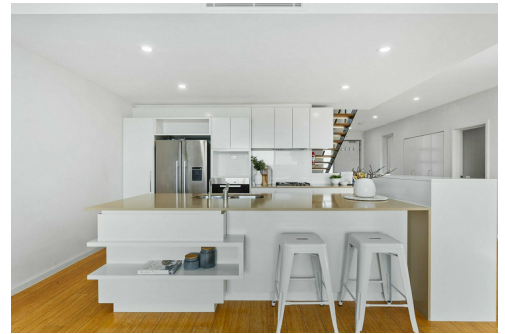
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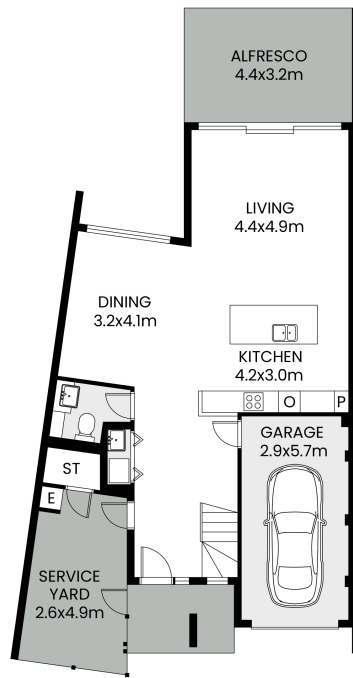


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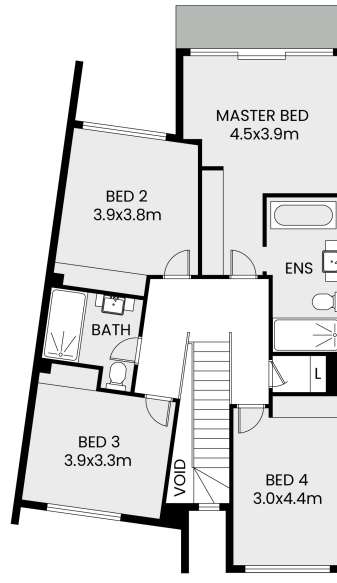
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4 Huntingdale Drive Magenta



GROUND FLOOR



FIRST FLOOR

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT : 211m²



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