

## Magenta, 76 White Haven Avenue

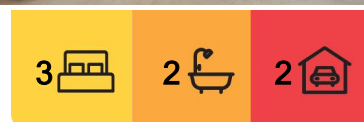
Live the ultimate coastal resort lifestyle!

Discover your dream home in this exclusive resort style environment. This stunning property offers the perfect blend of luxury and relaxation within walking distance to Magenta beach and resort facilities including restaurants, lagoon pools, the Vie day spa and kids holiday programs.

Enjoy world-class golfing, dedicated cycle ways, bush walks, fishing, a vibrant coastal lifestyle and food lovers paradise right at your doorstep.

Everyday is a holiday, only 90 mins to Sydney CBD, hybrid work has just become reality with ample room for a home office.

Don't miss this opportunity to own a piece of paradise, move in or invest now and retire later, the property is set up and ready to go on day 1 with over \$50k of inclusions.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W8UGJF](http://ljhooker.com.au/W8UGJF)

**Contact**  
**Justin Bond**  
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[justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)  
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**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.

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

Features include:

- \* Easy care level block that occupies an elevated position to the rear capturing mesmerising views of the 18th green, whilst providing ultimate privacy of no foot traffic at your boundary.
- \* Open planned living, dining and kitchen areas all capturing views.
- \* Quality kitchen with stone bench tops, island bench, gas cooking, quality appliances including dishwasher and storage a plenty.
- \* Downstairs powder room.
- \* Upstairs second living area, and deck capturing more views.
- \* Main bedroom with walk in robe, ensuite and deck access.
- \* Main bathroom with quality fixtures and fittings including bath and separate shower.
- \* Two more bedrooms, both with built-in robes and deck access.

Outside is a sun drenched outdoor entertaining area, offering professionally laid Astro turf and a frameless glass rear fence.

Finished throughout with ducted air conditioning, modern tones and high lights and nothing to spend.

Sold partially furnished (see agent for inclusions list)

This may very well be your ultimate lifestyle property, a smart investment with options to lease on a residential agreement or via the Pullman Hotel.

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 on short notice, or as advertised.

Key Details:

Community Fee: \$651.83 per quarter

Magenta Club Fee: \$349.98 per quarter

Council Rates: \$439.24 per quarter

Water Rates: 216.32 per quarter

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

## More About this Property

Property ID	W8UGJF
Property Type	Terrace

**Justin Bond 0406 999 007**

Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

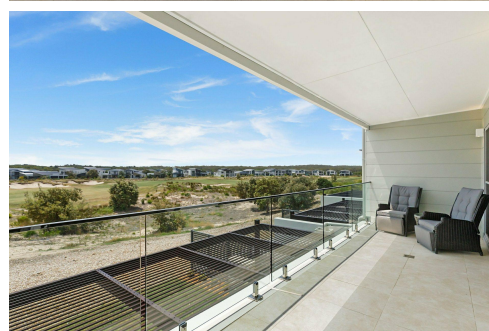
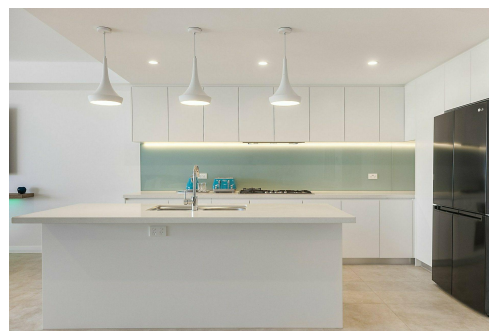
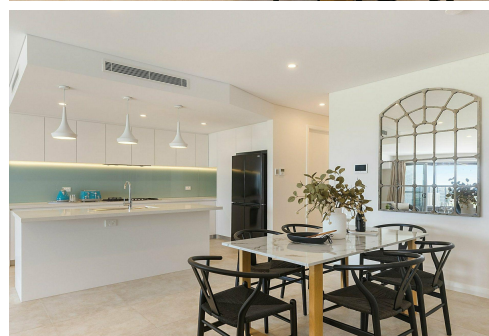
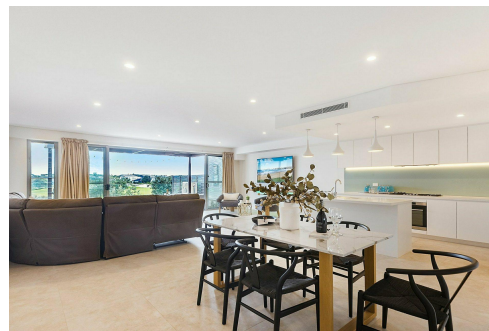
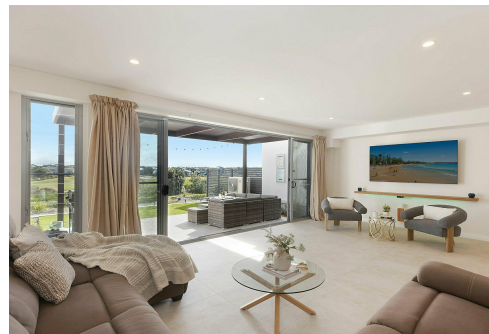
**Belinda Bond 0400 544 557**

Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

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

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