



72 Sunningdale Circuit, Medowie

## SIMPLY BREATHTAKING




Words cannot describe how incredible this home in the ever popular Pacific Dunes Golf and Country Club is. This split level, four bedroom, two bathroom home will leave you wanting more as you wander through in amazement.

If you can distract yourself from the best views in Medowie overlooking the 15th and 16th holes you will find a high end kitchen with 40mm stone bench tops, a Butlers Pantry and top of the range appliances.

This clever design ensures the master suite, with ensuite, encapsulates the incredible views, along with the two entertaining areas giving you versatility when entertaining.

As you continue to wander you will find three other bedrooms, a dedicated office, multiple living and dining options, a swim spa perfect for relaxation after a day on the course and of course the golf cart gets its own garage.

Not only is the home itself outstanding, the quality flows externally with picture perfect gardens and landscaping, those who can see quality and expert craftsmanship will appreciate the effort that has gone into this sprawling home.

4  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Nelson Bay  
(02) 4984 2400

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

With many more breathtaking inclusions and features the only way to truly appreciate such a property is to inspect it for yourself, just make sure you allow plenty of time to soak it all in.

As our vendor makes the next move in their journey this absolute cracking home needs to find new owners to take it under their wing with love and care.

A rare opportunity to secure one of Medowie's most prestige properties is here, don't be the one that misses out!

#### INSPECTIONS BY APPOINTMENT ONLY

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#### MORE DETAILS

Property ID	13REF6R
Property Type	House
Land Area	700 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Balcony Deck Dishwasher Remote Garage

#### Ryan O'Connor 0417 977 476

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# 72 Sunningdale Cct, Medowie



**TOTAL: 224 m<sup>2</sup>**  
 FLOOR 1: 91 m<sup>2</sup>, FLOOR 2: 42 m<sup>2</sup>, FLOOR 3: 91 m<sup>2</sup>  
 EXCLUDED AREAS: ALFRESCO AREA: 45 m<sup>2</sup>, GARAGE: 45 m<sup>2</sup>,  
 VERANDAH: 10 m<sup>2</sup>, BALCONY: 44 m<sup>2</sup>, OPEN TO BELOW: 17 m<sup>2</sup>,  
 WALLS: 23 m<sup>2</sup>

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