



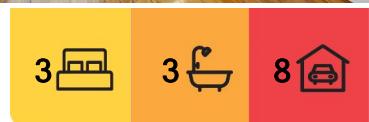
Newlands Arm, 18 Landfall Avenue

BEAUTIFULLY PRESENTED HOME WITH MASSIVE SHED & WATER VIEWS

Set on an approximate 1373 sqm allotment, this well designed property offers water glimpses, exceptional storage, modern comforts and is just 500 meters from the Newlands Arm Boat Ramp.

Inside, a welcoming entry foyer with wormy chestnut hardwood floors flows into a warm carpeted living area. The open plan living area complements an expansive kitchen perfect for entertaining and highlighted by a Western Red Cedar bulkhead. The dining room is seamlessly connected by sliding glass doors to a covered deck area, offering water views of the Newlands Backwater, complete with a ceiling fan and wood heater for year round comfort. Accommodation includes two carpeted cosy bedrooms with built-in robes, plus a pristine master suite with ensuite and walk in robe. A modern second bathroom features both a bathtub and shower.

Designed for convenience, dual driveways lead to a huge 18m x 10m shed with triple automatic roller doors, 2.75m clearance with space for up to 8 vehicles. A wood heater,



For Sale
\$899,000

View
ljhooker.com.au/MCTFCA

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shower, toilet and office space further enhance this impressive workspace.

With its versatile shed, well equipped kitchen and pleasant living area this property is a must-see.

Included with the purchase of 18 Landfall Avenue is 88a Colony Club Drive, a 664 sqm allotment that provides 18 Landfall Avenue with views of the Newlands Backwater. 88a Colony Club Drive is building restricted due to restructure overlay.

More About this Property

Property ID	MCTFCA
Property Type	House
Land Area	1373 m2
Including	Ensuite Air Conditioning Toilets (3) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Hot Water

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