



Salamander Bay, 16 Waratah Avenue

Contemporary Style, Coastal living.

Get ready to fall in love with this split level 3 bedroom home that's perfect for entertaining! With a refreshing contemporary floor plan and an elevated leafy view to the water in the distance. This place is a must-see!

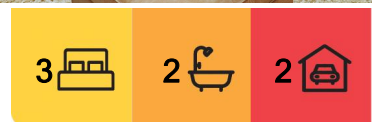
On one level the open-plan layout creates a harmonious flow, merging the kitchen, living and dining areas into an inviting light filled space. A few steps down and your in the additional living area that leads to an enclosed deck providing versatile spaces for relaxation and entertainment.

Here's what you'll love:

- 3 Spacious Bedrooms: Great for the whole family or guests!
- 2 Bathrooms: Direct access to the 3 way bathroom from the main bedroom plus an ensuite and walk in robe off the 2nd Bedroom.
- Enclosed Entertaining: Ideal for all year round dining and entertainment, morning coffees,



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For Sale
Please Call

View
ljhooker.com.au/13G6F6R

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or just sitting back and enjoying the views of the water in the distance!

- Air Conditioning: Stay cool in summer and cozy in winter.
- Single Garage with a mezzanine level for extra storage and a 2nd dedicated off street parking space ready for the boat or caravan.
- A fresh coastal feel through out with polished floor boards and plantation shutters.
- Generous 556 sqm block of lush greenery to enjoy.

Embrace the coastal rhythm take a stroll along the waters edge, host friends for a long lunch or just relax on the deck with a glass of wine and watch the sun glisten on the water.

All of this is conveniently located in a quiet col de sac with the Beach, Bannisters and Soldiers Point Bowling Club all within 500 meters. Soldiers Point Primary School 1km and the boat ramp 2kms.

Schedule a viewing - Your new home is waiting!

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More About this Property

Property ID	13G6F6R
Property Type	House
Land Area	556 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Enclosed entertaining deck with water views contemporary split level design

Jason Brennan 0419 691 377

Director | Licensee in Charge | jbrennan.nelsonbay@ljhooker.com.au

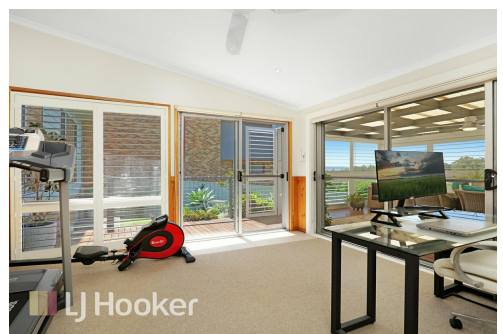
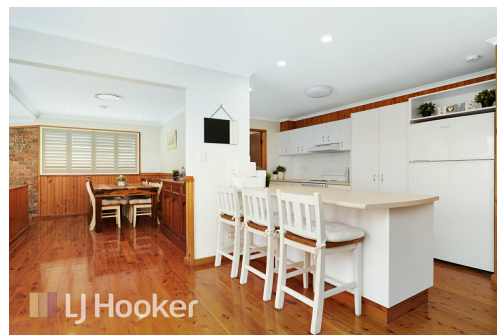
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TOTAL: 143 m²
BELOW GROUND: 0 m², FLOOR 2: 70 m², FLOOR 3: 41 m², FLOOR 4: 32 m²
EXCLUDED AREAS: STORAGE: 28 m², PORCH: 6 m², ALFRESCO AREA: 25 m²,
DECK: 7 m², GARAGE: 19 m²

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