

## Stieglitz, 23 Chimney Heights Road

Breath-taking bay views from your WIWO beach home

Waking up to stunning bay views will be your daily treat at your new favourite location.

This rarely offered location, in popular Stieglitz, presents a gorgeous location to permanently live, or spend lazy holidays. Regardless of the weather, you'll enjoy the every-changing face of the beautiful Georges Bay from your enviable vantage point.

This low maintenance home has been transformed with new cladding and a modern interior, ensuring a contemporary living experience with minimal upkeep. The jewel in its crown is the beautiful, raised lounge that boasts sweeping views of the bay, providing a picturesque backdrop to your daily living in any weather.

Comfort is paramount in this cosy abode, with double glazing on most windows, reverse cycle air conditioning, and a wood heater nestled within the open plan kitchen/dining/lounge area, creating a warm haven during those cooler evenings. The master bedroom is a sanctuary of its own, with a walk-in robe, modern ensuite, and its own bay views to wake up to every morning. Two additional large bedrooms, including the (fondly referred to) "dormitory", come equipped with built-in robes, ready to accommodate

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**For Sale**

\$790,000 - \$850,000

**View**

By Appointment

**Contact**

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**LJ Hooker St Helens**  
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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.



family or guests.

The property's border native garden, with its expansive merbau deck facing the bay, is perfect for enjoying all-day outdoor entertaining, and evening sundowners for your front-row seats to our spectacular sunsets.

The 10x6m boat shed, featuring a 4.5m door opening and workshop space, offer housing for a caravan or boat. There is also a garden shed, and the WIWO arrangement includes all furniture and household items. The security camera system adds peace of mind, while off-street parking for at least four vehicles ensures plenty of space for visitors or your own fleet.

St Helens (just ten minutes away) is the largest centre on the East Coast and offers an enviable lifestyle for anyone who appreciates living within easy access to stunning natural beauty, fresh and saltwater fishing, surfing, diving, world-class mountain bike trails, bush walking and following exquisite food and wine trails. The town is fully serviced with schools, hospital, hardware, cafes and restaurants, community centre, light industrial area and employment opportunities.

To truly appreciate this wonderful location, call me today for your private inspection.

Rates approx. \$1700/year

## More About this Property

Property ID	PX4FN1
Property Type	House
House Size	227 m2
Land Area	589 m2
Including	Ensuite Air Conditioning Toilets (2) Alarm Fire Place Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage WIWO

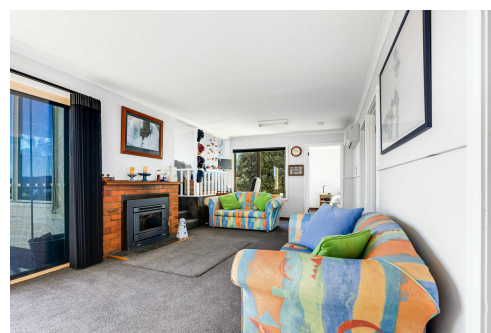
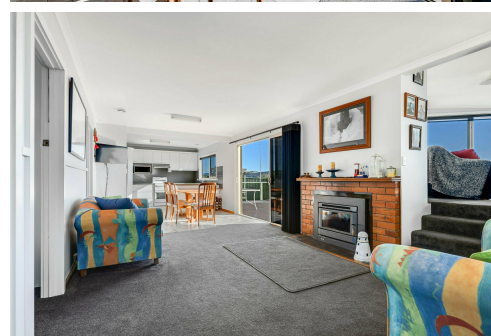
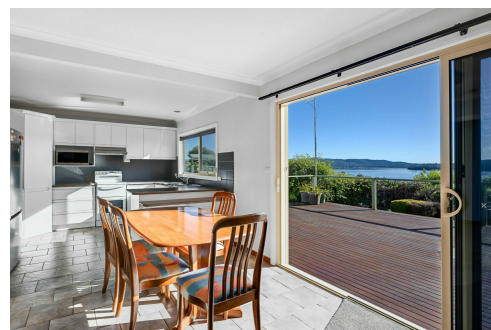
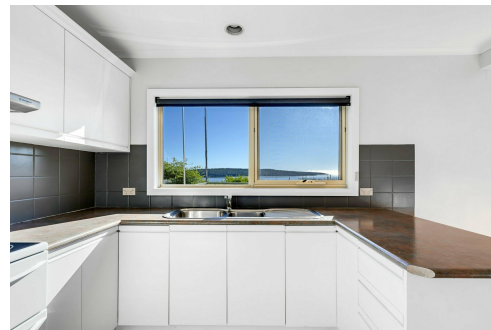
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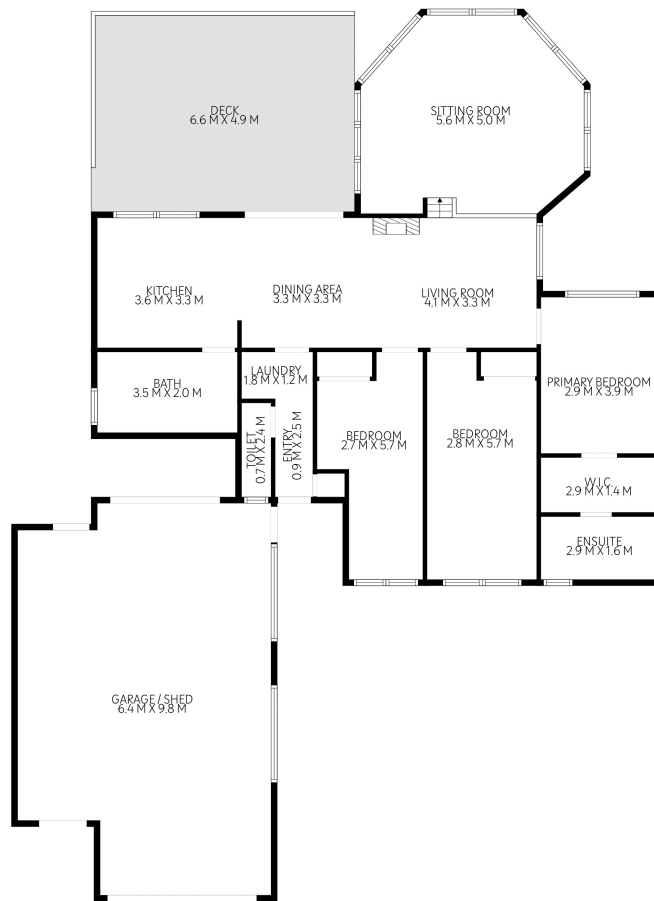
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3 Chimney Heights Road, Stieglitz

**TOTAL: 185 m<sup>2</sup>**  
 FLOOR 1: 185 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 32 m<sup>2</sup>  
 WALLS: 13 m<sup>2</sup>



FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED



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