







Wamberal, 12 Minell Close

A Coastal, Contemporary Enclave

4 | 3 | 3

Immersed within its coastal surrounds, this newly renovated, 4-bedroom, single level family home draws from the coastal positioning to create an idyllic haven accentuated by utmost privacy, excellent entertainers' qualities, and a considerable emphasis on functionality.

Light filled and positioned only a short stroll back from the shores of Wamberal Beach, 12 Minell Close enjoys a keen focus on the outdoors that is most notably present within the expansive outdoor entertaining area, 9 metre pool and plunge spa. This inviting space is further exemplified by the open plan flow into a modern, central kitchen and dining area, completed with a hidden butler's pantry and dual preparation area.

Balanced by contemporary finishes throughout, each bedroom enjoys ample space, alongside considerable storage, and a central position, while the master quarters offer a parental retreat, complete with a walk-in wardrobe and expansive private ensuite.

For Sale
$2,400,000

View
ljhooker.com.au/1CEKGC1

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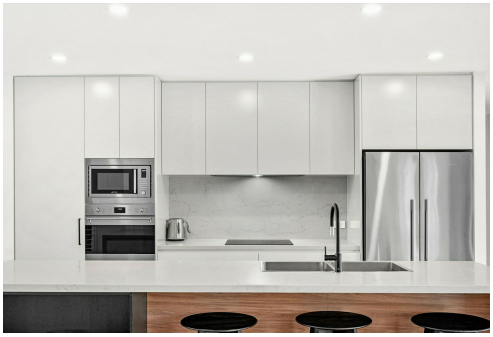
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Furthermore, there is a notable consideration towards functionality, with the fourth bedroom presenting the opportunity for self-contained living. Whether your inclinations lie in a separate space for family members or as a potential passive income, there is an immediate opportunity with private access and attached ensuite.

From an immediate encounter, the ever-present natural light and calming interiors encapsulate the home as an exciting opportunity in a commanding, community-oriented position.

Features:
- 1002 sqm block, 50 metres from Wamberal Beach and positioned along a cul-de-sac street
- In depth renovation, completed in 2019
- 9 metre outdoor pool and plunge spa with adjacent backyard and storage shed
- Undercover outdoor entertaining area with surround sound system and heating
- Open plan kitchen with stone island bench, complete with hidden butler's pantry, newly appointed electric appliances, dual ovens, and bench seating
- Oak flooring, plantation shutters and LED lighting throughout
- Master bedroom with garden outlooks, expansive walk-in wardrobe and private ensuite
- 2 additional bedrooms with ceiling fans and ample storage
- 4th bedroom is a potential private dwelling with ensuite, area for a kitchenette or study space and private access
- Dual car garage with underhoused storage, access to the backyard and workshop space available
- Pool solar heating
- 6.6 KW solar system
- Excellent privacy amongst a community-oriented area with nearby public transport access and local primary schools











More About this Property

Property ID	1CEKGC1
Property Type	House
Land Area	1002 m²
Including	Air Conditioning Dishwasher Built-in-Robes Close to Shops Close to Transport Garage Pool

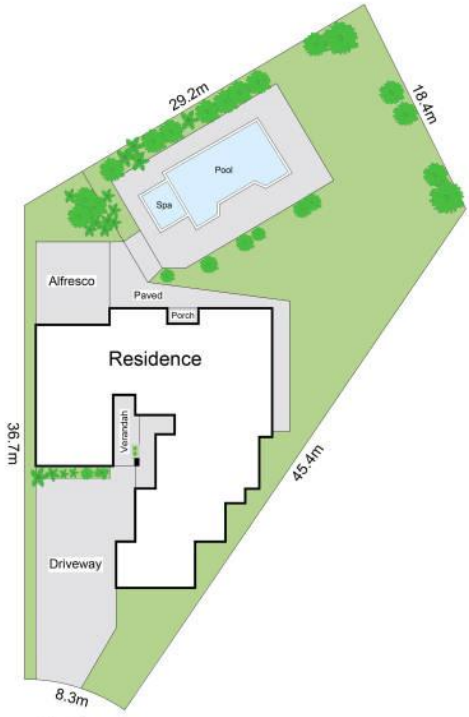
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Floor Plan



Site Plan

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 244 m²
EXT : 301 m² **NOT TO SCALE**

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