

26 O'Connell Parade, Wellington Point

## PRIVATE CONTEMPORARY FAMILY LIVING WITH STYLISH DUAL LIVING POTENTIAL!!

THIS STATEMENT HOME IS A ONE OFF UNIQUE PLAN - DESIGNED TO CAPTURE THE VERY ESSENCE OF FAMILY LIVING, INVITING THE BUSHLAND OUTLOOK TO PROVIDE EXCEPTIONAL PRIVACY AND A VIEW OF THE WATER TOO!

- Two levels of luxury living - with living and bedrooms over both levels
- Stylish hostess kitchen featuring huge Island bench designed for casual meals
- Butlers storage pantry & stone bench tops - all opening to the outdoor living
- Large entertaining area with water & bushland views - custom bbq area & fridge space
- Generous master suite with luxurious ensuite, feature bath, dual vanities & make up station
- Separate guest suite with own ensuite and 2 way toilet for visitors
- Two additional bedrooms with walk-in robes, modern shared ensuite bathroom on ground level
- Upstairs living, media room on ground level, huge rumpus area could be used as a work from home business with extra powder

4 3 2

### FOR SALE

\$2.15M+

### VIEW

Sat 21st Feb @ 9:00AM - 9:30AM

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.



- room
- Home office/study with built-in cabinetry
- Alfresco entertaining for the largest of gatherings
- Entire inground pool on its own level with entertaining level beside
- Secure electric gated entry providing peace of mind and extra off street parking
- Double garage with epoxy floor and extra workshop space/storage
- Solar power to help reduce the cost of living

THIS STYLISH RESORT STYLE OPPORTUNITY IS A LIFESTYLE THAT MANY ONLY DREAM OF... A HOME THAT WILL ABSOLUTELY IMPRESS YOU FROM START TO FINISH!!

**Additional Property Information:**

Owner Occupied

Rates \$1440 per quarter including water

Rental Appraisal \$1,150 - \$1,250 pw

Built 2013

**MORE DETAILS**

Property ID	BTZ5F2S
Property Type	House
House Size	374 m2
Land Area	617 m2
Including	Study
	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

**Alex Mitchell 0418 540 179**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

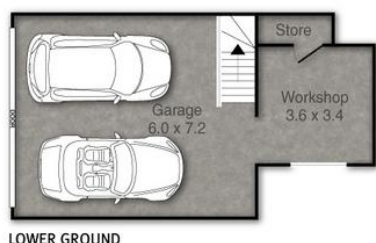
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Nyree Ewings



26 O'Connell Parade  
**WELLINGTON POINT**  
 4 Bed | 3 Bath | 2 Car  
 House Area: 374m<sup>2</sup>



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.