



## 3 Beach Break Court, BONNY HILLS, NSW 2445

A Rare 1,333sqm Double Block Opportunity of Incredible Space, Privacy And Lifestyle Luxury

A wonderful opportunity tailor-made to family living, this beautiful residence is sensational in space, privacy and location.

Cleverly arranged for effortless living and entertaining, it flows through a sequence of both formal and informal areas. Polished grand tiles set a tone of understated elegance, while fresh neutral interiors perfectly reflect the blissful northern sunlight.

Generously proportioned & set over 2 generous levels this home has been architecturally crafted to draw the outside in, offering expansive open plan formal & informal living areas framed by floor-to-ceiling glass doors and windows, delivering a seamless flow to elegant wraparound alfresco entertainers' terraces.

The deluxe master features a large walk-in-robe, ensuite and opens to a sun-bathed balcony with views across the beautifully manicured pool area and cabana. Further features include soundproof media room with built in hidden surround sound system, three phase solar system, ducted air conditioning throughout, Full home automation and a triple garage with workshop space and wash closet.

**TYPE:** Sold

**INTERNET ID:** 5P20547

**AUCTION DETAILS**

6:00pm, Thursday August 11th, 2022

**CONTACT DETAILS**

,  
**Daniel Slater**  
0458 751 368

This is a home that suggests both superior family living, being nestled away in a quiet cul-de-sac location with beaches and cafes minutes away and offers the opportunity to impress and entertain in style.

- Elegant, modern family residence in blue ribbon position
- Level lawns, manicured garden, pool and cabana
- Spacious living and dining areas flow seamlessly to outdoor entertaining
- Full home automation system built in throughout the property
- Three phase solar system with individual solar monitors
- Four sizable bedrooms, two with ensuites and walk in robes.
- Port Macquarie Airport 30 minutes away with direct flights to Sydney and Brisbane

Property Details:

Council Rates: \$3,635 pa

Land Size: 1,333sqm

Rental Potential: \$1,400 per week

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

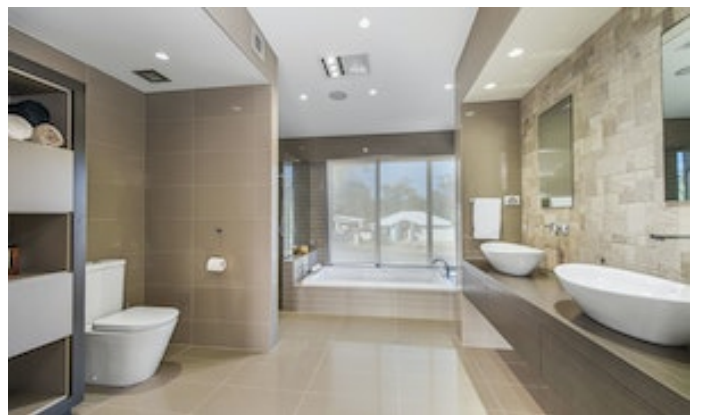
Other features: 3 Phase Power, Carpeted, Close to Schools, Close to Shops, Close to Transport, Couples, Creative

- Land Area 1,333.00 square metre
- Bedrooms: 4
- Bathrooms: 4
- 3 car garage
- Ensuite



















GROUND FLOOR

FIRST FLOOR

GROUND FLOOR	: 348.4m <sup>2</sup>
FIRST FLOOR	: 266.4m <sup>2</sup>
POOL HOUSE	: 98.6m <sup>2</sup>
DECK	: 101.6m <sup>2</sup>

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