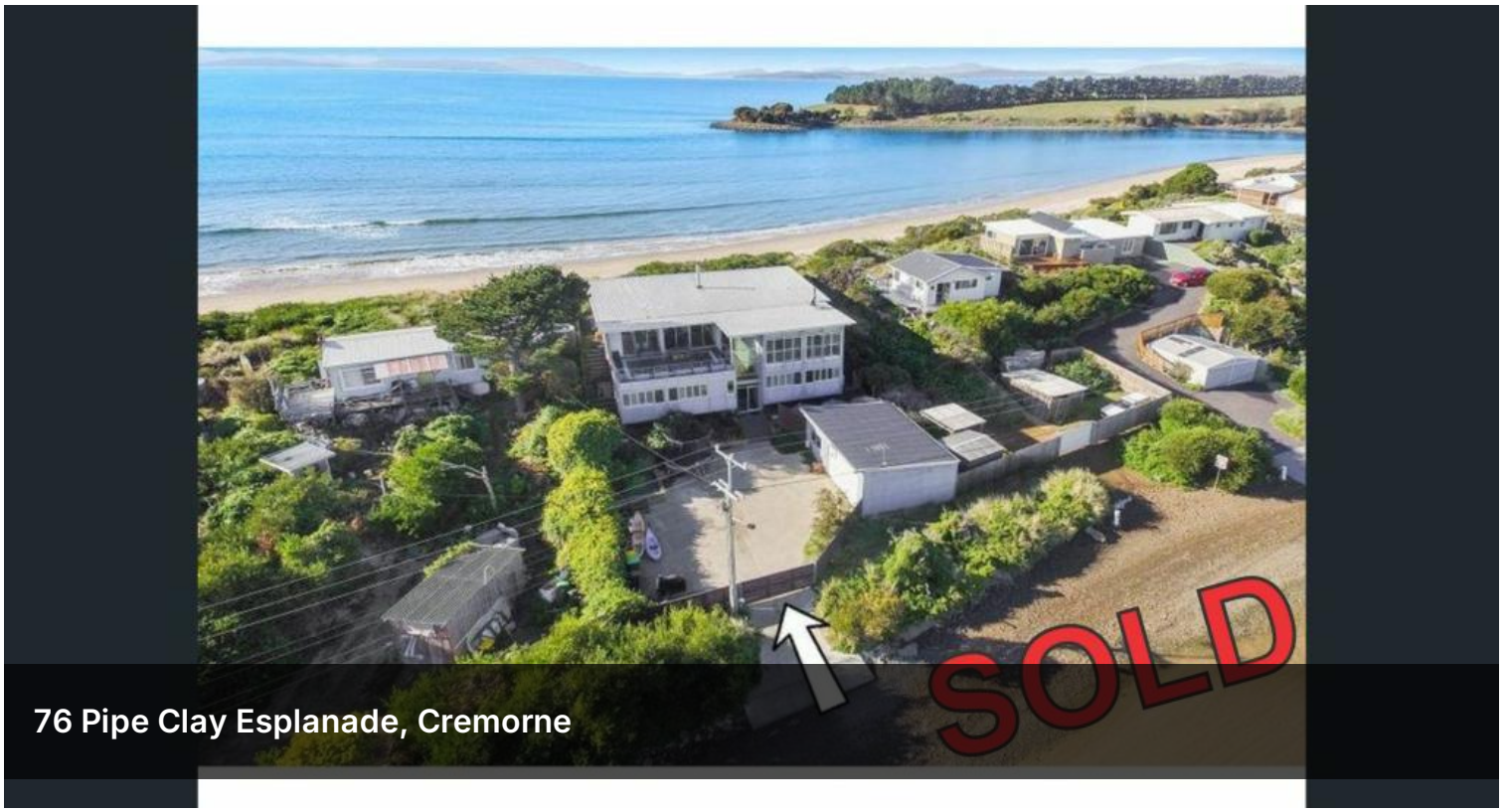


76 Pipe Clay Esplanade, Cremorne







DOUBLE BEACHFRONT POSITION - SIMPLY BREATHTAKING

5 2 5 817m2

Located in a dream, double beachfront position is this iconic contemporary designed property. Unique and captivating, this is resort style beach living where you will feel like you are forever on holiday! Could this in-fact be the best location in all of Australia? Set on 817m2 of sensational, once in a lifetime land, the house has 168m2 of beautifully proportioned living and immaculately appointed features.

A mere shadow of its former self, this home has been transformed into a modern marvel designed for unsurpassed family living and entertaining with aesthetics sure to bring endless pleasure. The dramatic location achieves 360 degree postcard views with extensive use of floor to ceiling windows allowing you to stand in the middle and look out over Frederick Henry Bay beach and ocean on one side

Price	Expressions of Interest
Property Type	Residential
Property ID	129
Land Area	817 m2
Floor Area	256 m2

Agent Details

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while turning 180 degrees you look at tranquil Pipeclay Lagoon beach on the other - Now that s a wow factor!

It s not until you enter from the beach that you fully begin to appreciate the first class experience that awaits you. Through the remote gate there s extensive parking for all your extra toys like the caravan and boat which of course you can launch right outside! The separate double garage also has plenty of adjacent workshop space.

Through the front door you immediately notice the terrific sense of space accentuated by the central staircase encompassed by two storey high glass windows being a feature in itself. Over two levels, the floor plan is both visually stimulating and functionally appealing.

Downstairs are four double bedrooms for the large family and with a central sleek modern bathroom, it would also cater nicely for quests as two bedrooms are located on a separate wing.

Likewise ascending up the stairs, there is free flowing living connecting two wings of the house to each side of the staircase offering both open plan living or privacy with two clearly defined areas. With two spacious living areas and two kitchens, one wing offers a virtually self-contained option for family or quests.

The open plan living, dining and kitchen area is huge with large floor to ceiling panoramic windows providing exposure to captivating 360 degree water views while providing access via three sliding doors to a massive contemporary tiled deck on one side and beautiful timber deck with built-in, 7 seater spa over the dunes on the other. This breathtaking area provides tranquility and effortless entertaining all year round.

The main gloss kitchen is sleek and modern with centre bench and stainless steel appliances. Stunning polished floorboards and sleek modern tiles blend seamlessly in all living areas. Reverse cycle air conditioning, electric heating

and wood heating options will keep you cosy whatever the weather outside.

The spacious upstairs master bedroom has two double built-in robes and a spacious ensuite with corner spa bath. All bathrooms are luxuriously appointed plus there s a powder room and third toilet.

With many exciting additional features, this stunning property in a premier location has to be seen to be believed! Imagine waking up each morning to the sunrise over the ocean and the beautiful sunsets over the lagoon each evening. This truly is a once in a lifetime opportunity!

Not just a superb home and location, here you are buying a lifestyle just 30 minutes (approx.) from the CBD or around 10 minutes to all nearby services including schools and shopping centres.

This exclusive property is available to view now by appointment I am just a little jealous of the buyer fortunate enough to end up calling this one their home!

CONTACT EXCLUSIVE SELLING AGENT:

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