

# 1/21 Vaggelas Crescent, Biggera Waters, Qld 4216

**Professionals**

## House For Sale

Friday, 22 March 2024

1/21 Vaggelas Crescent, Biggera Waters, Qld 4216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 298 m2**

**Type: House**



Stephen Cone  
0755014000



Zac Lucas  
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## Offers Over \$1,850,000

Magically embracing its idyllic Northerly Aspect this family-sized four-bedroom villa offers a relaxing waterfront lifestyle in close proximity to the Broadwater in a sought after character neighbourhood. Prioritising separation of space and encouraging an indoor-outdoor connection, the well-considered floor plan is suited to downsizers or family with a love of entertaining. Featured are two living zones and four bedrooms, with one holding a convenient position on the ground floor. The living, dining and generous kitchen share a light filled, open space overlooking the pool and waterway. From here, sliding doors open onto an expansive covered alfresco area, where you can dine and entertain with refreshing breezes and a scenic outlook. Weekends are best spent between the sun drenched swimming pool and adjoining lawn. Facing north over a wide and calm water inlet, the shared pontoon facilitates easy access to the Broadwater.

- Spacious, low-maintenance two-level villa ideal for downsizing or a family
- North-facing with magic water views
- Build completed in 2017
- Access to shared pontoon (5m Length), sandy beach, with electricity
- Pool surrounded by lawn that captures all day sun
- High ceilings, plantation shutters, timber staircase
- Open living, dining and kitchen zone flows to alfresco area
- Superb kitchen with island bench, butler's pantry opens to laundry
- Secluded master suite has dual walk-in robes, extra high ceilings and an opulent ensuite with a freestanding bath overlooking the water
- Three guest bedrooms, one on ground floor
- Upper-level family/multi-purpose room
- Double garage with rear roller door access for off street storage area
- Central and family-friendly, this sought-after pocket is favoured for its relaxed lifestyle and proximity to key conveniences