

**1/6 Beaches Village Circuit, Agnes Water, Qld 4677**



**Sold House**

Friday, 3 November 2023

1/6 Beaches Village Circuit, Agnes Water, Qld 4677

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 400 m2**

**Type: House**



Damien Gomersall

**\$895,000**

Hurry, don't waste a minute this property has been substantially reduced to sell now as the owners are on the move. This near new, high end, architecturally designed, 4-bed, 2-bath, 2 living area, 3 toilet, double garage, twin balcony ocean view home is an extremely rare find in Agnes Water/1770. They just don't come about. It has all you could ask for with a North East aspect, great ocean views from both levels, 150m to the surf beach, a still under new builders warranty home and outside is a fully fenced property with pebble-crete driveway and boat space to place a very large boat or caravan. It's even fully fenced and landscaped as well with room for a pool, just leaving you the weeks chores of entertaining the guests, surfing, fishing and golf on the agenda. This property has some of the lowest rates in town almost half of some of the others in the surrounding area near the beach at \$3300 per annum again saving you a pretty penny every year. Upstairs offers views from all angles, a spacious luxury fitout of high ceilings, open plan kitchen, dining and living areas with tiled floors leading onto the large covered BBQ area/entertaining deck, separate toilet and powder room and additionally the master suite with so much storage, stone benchtops, double vanities and double shower. Downstairs you'll find 3 generous bedrooms with built in robes, a separate Rumpus/ TV room area for the kids opening onto the back yard, additional A grade Mitsubishi air-conditioning reverse cycle systems, a second large balcony, a well thought out laundry, and even more storage in the home and also in the large double lock up makes this one and easy living abode for all. This deal for entertaining, as you follow through the flow of the house you will discover the appealing back patio that is supplemented by coastal breezes and a gorgeous well maintained yard. Investors doing Airbnb or long term rentals will achieve many thousands of extra profits annually from this specific home, due to the additional tax write offs a near new home receives through depreciation opportunities. Just call to ask how. Also this stunning home is offered at under replacement costs and you don't have to wait years for your new home. Key Features: • Architect designed luxury home under builder's warranty • High end kitchen with stone tops, gas cooking, stainless rangehood, pot drawers and views, views, views! • Kitchen ideally links with the open plan living, dining onto the balcony • 4 bedrooms with built in robes on 2 levels both with ocean views • 2 bathrooms, double vanity in main and stone tops even in the powder room (3 toilets and powder room) • 2 large upstairs and downstairs balconies facing North East • Tiled floors and carpet to bedrooms • Double lock up garage with timber look remote door and internal storage • Space for a huge boat or caravan on allocated pebble-crete driveway • 2.7m high ceilings with downlights and fans throughout and topped off with Mitsubishi reverse cycle air-conditioners • Storage galore • Fully fenced yard on 400m2 with established low maintenance gardens and room for a pool • Close to schools, beach and town centre Call Damien Gomersall on 0457 737 300 for a private inspection. PRICE \$895,000 \*\*Every effort has been made to verify the correct details of this marketing although, neither the agent nor vendor takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.\*\*