

# 6 Ocean Ridge, Agnes Water, Qld 4677



## House For Sale

Saturday, 4 May 2024

6 Ocean Ridge, Agnes Water, Qld 4677

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 891 m2**

**Type: House**



Damien Gomersall

**\$1,200,000**

On offer at 6 Ocean Ridge, Agnes Water is a near new family retreat perfectly positioned just over 100 metres from our main surf beach access on a very large, flat 891m<sup>2</sup> block with space for a good size shed for the boat and van. Ask us about the extremely low cost extension option there is to add 2 more bedrooms and a further living room down the track. Step inside this airconditioned, low maintenance, immaculate property and you will be greeted with high raking ceilings accentuating the open kitchen, living and dining spaces. These areas all look out towards the beach over the pool, main entertainment patio, separate hardwood sun deck and fire pit areas, so you won't be bored with options day or night in this home perched in a quiet cul-de-sac. The well equipped galley style kitchen offers polished stone bench tops, gas cooking, overhead rangehood, dishwasher, pot drawers, long island benches and brekky bar plus an enormous walk in pantry meeting all your culinary needs perfectly. There's an oversize double lock up garage, great sized bedrooms with the main airconditioned and topped off with a large robe, walk in shower and wall hung vanity and the second bathroom is well set out and also has a bath installed. There's also vinyl plank flooring through the home while not being too hard under foot. Retreat outside to the expansive patio area, complete with tiled floors and a timber sun deck overlooking recently installed Magnesium pool. The design has sitting and standing edges all around for safety and for relaxing if you didn't want to head to the beach. The cost of a pool such as this installed today as is with the deck, glass fencing and extras runs up near 90k and adds versatility to the home for rental purposes ie Airbnb especially due to it's ideal location near the beach. Other features this great 3 bedroom property offers are- Private yard, fully fenced with easy maintenance gardens Garden shed for the mower and tools etc Water tank This coastal haven presents a rare opportunity to settle in the relaxed Agnes lifestyle you've always dreamed of. Don't miss out on making this your forever home. Contact Damien Gomersall on 0457 737 300 today to arrange a private viewing! \*\*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.\*\*