

Sold



## 40 Marlin Avenue Eden

### SANCTUARY ON THE BEACH

Amazingly positioned directly adjoining foreshore reserve only a sand shoe shuffle from the tidal entrance where Lake Curralo meets Aslings beach. Ensclosed in a sensational 1/3 acre garden setting that offers privacy and enchanting water views across estuary and Twofold Bay - is your own luxurious beachside sanctuary, spacious throughout the immaculate 3 bedroom residence features blackbutt floors, 9ft ceilings and light filled rooms including massive open living out to a private sunny paved court yard and rear waterfront facing deck, second living/ media room, spacious fully appointed kitchen adjoining informal dining/sunroom, generous master opening onto private deck, WIR and beautifully appointed ensuite, BIR's, main bathroom, double remote garage, large workshop and "The Retreat" a separate 2 roomed self contained section opening out to a private paved area. Make every day a resort style holiday.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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<b>Price</b>	SOLD for \$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1003
<b>Office Area</b>	0
<b>Land Area</b>	1,338 m <sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

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