



## 31 Kingfisher Cct Eden

### GARDNER HOUSE

Uniquely adjoining coastal reserve guaranteeing unfettered access to estuary and beach, additionally never to be built out water views, exquisite as new 5 BR residence where nothing has been left to chance. Through the dramatic entrance foyer a sense of expectation takes hold with high ceilings and gorgeous hardwood floors, spectacular water views pulling you through to the fabulous main living and dining zone (split system) double glazing all round and stacker doors out to the under roof verandah, total privacy and the surrounding coastal splendour. Integral to the fantastic space is the ultimate kitchen combining quality and functionality with features such as granite bench tops, huge island bench, top shelf Smeg appliances, integrated dishwasher, huge butler's pantry etc. Master and second BR's both with lux ensuites and walk in robes (master with direct deck access), powder room then downstairs to the large second living/rumpus transitions out to huge paved patio and the fantastic professionally landscaped surrounds. Three double bedrooms each with plentiful robe space, integrated laundry and main bathroom (shower, vanity, bath) + separate WC. Complete with oversized double lock up garage + extra bay for workshop/storage etc, mains power + stand alone 9.35kw solar system, full ctv system, s/s hot water tank with heat pump and 2 large rainwater tanks. The ultimate in coastal living enjoy the amenity of Lake Curralo estuary boardwalk/bicycle track, take a dip in the vibrant blue waters of famous Aslings beach, explore the adjoining

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<b>Price</b>	\$1,600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1962
<b>Office Area</b>	0
<b>Land Area</b>	1,020 m <sup>2</sup>

#### Agent Details

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#### Office Details

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