

Sold



## 24 Palmer Ave, Ocean Shores



### Aspect, Elevation and Outlook

This very spacious split level home is elevated, has over 300m<sup>2</sup> under roof and enjoys huge ocean and canal views. Set amongst other quality homes the position captures afternoon sea breezes whilst the perfect North East aspect helps you to stay cool in summer.

The high ceilings and open plan layout is ideal for growing families with the master bedroom, kitchen and main living located on the top floor taking advantage of the coastal views and all flow seamlessly onto the expansive entertaining deck. The split bedroom design means the master is privately positioned away from the minor bedrooms with the 2nd bedroom at entry level and bedrooms three and four, both queen size and accessed off a large games room on the ground floor.

Set on a very generous 750m<sup>2</sup> block means there is still room for the kids to play when they're not in the 'Crystal Blue' swimming pool. The corner block allows for plenty of off-street parking and side access to store cars, boats and caravans.

There are plenty of extras here including the following:

- Perfect North East aspect with ocean and canal views
- Enjoy a glass of wine whilst watching the waves and whales during the migration season
- Oversized master suite plus three further spacious bedrooms and two and a half bathrooms
- Split level family friendly home with open plan layout and huge activity/games room

4 2 2 750 m<sup>2</sup>

**Price** SOLD for \$1,310,000  
**Property Type** Residential  
**Property ID** 826  
**Land Area** 750 m<sup>2</sup>  
**Floor Area** 238 m<sup>2</sup>

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**BYRON SHIRE**  
REAL ESTATE

- Plenty of parking on this corner block with side access for boats and caravans
- Kitchen, living and master bedroom upstairs take advantage of the views
- Chef's kitchen with Caesar stone waterfall bench and 900mm Ilve oven
- 2005 built home - Lennox building services (Steve Hansford)
- Raked ceilings, very spacious 238m2 of living and over 300m2 under roof
- Expansive entertaining deck with stunning views
- Storage under stairs and plenty of linen cupboards
- Set on a very generous 750m2 block
- 'Crystal Blue' pool with large entertaining deck
- Never to be built out ocean views
- Low maintenance native gardens
- Blackbutt timber floorboards upstairs, tiles downstairs, carpet in bedrooms
- Large second deck off lower level living room
- Ambient ocean sounds and quiet neighbourhood
- Downlights and ceiling fans throughout
- AC to main kitchen/living area and master bedroom
- Council rates - \$2560 per annum (approx)
- Perfect location just mins from cafes, beaches and easy access to the freeway

Plenty on offer here for families, give Gary or Todd a call to arrange a viewing today!

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