

**12 Foothills Rd, Austinmer, NSW 2515****Sold - 31/07/2017**

House 4 3 1



## Trees, Seas & Breeze

Enjoy the blissful seclusion, ocean views, beautiful wildlife and direct escarpment access. This home is ideal for those astute buyers looking for that comfortable family home just minutes from Austinmer Beach, cafes, schools and transport, only an hour away from Sydney.

### Open for Inspection

By Appointment.

Thoughtfully designed with a mixture of distinct and separate living spaces for all the family to enjoy. This property offers a comfortable, modern and relaxed feel with the option to operate a home business from the ground level study. With indoor & outdoor entertaining this four or five-bedroom property is set amongst quality homes in the prestigious suburb of Austinmer. Four well-appointed bedrooms with separate study/5th bed

Council rates - \$668.10 per/quarter

Water rates - \$300.38 per/quarter

Modern kitchen with dishwasher, reverse cycle air-conditioning  
High ceilings, large rear entertaining deck & private garden  
Ground floor study provides use as an office or 5th bedroom  
Lock-up garage with separate workshop and large laundry  
Boasting a versatile floor plan with a variety of living spaces  
Elevated to capture bush surrounds and ocean views  
An ideal opportunity for families and entertainers to enjoy  
Top floor master bedroom with parents retreat and ensuite  
Blue ribbon suburb, easy access to the M1 Freeway to Sydney

### Listed By

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