







12 Kailua Avenue Budgewoi, NSW 4  1  2  2 

**Enviably Living With Sensational Panoramic Ocean Views!**

**Price:** \$1,400,000

- Contemporary kitchen with an abundance of storage, Carrara stone bench top and high-end appliances
- You and your family will savor the moments under a choice of covered entertainment areas, complimented by hard wood decking and views!
- The upper-level light filled lounge area features vaulted ceilings plus double sets of sliding doors
- A successful business currently operates from the lower 4th bedroom; this could also be used as separate guest room or studio with separate access and ensuite
- Three remaining bedrooms all offer built in mirrored robes and ceiling fans
- Enjoy the comforts of all year round with ducted air-conditioning throughout
- Extra features also include two laundries with third toilet, plantation shutters, outdoor shower plus extra storage under the stairs
- Double tandem garage with a large amount of storage under the home



**Louise Barwick**

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Ground / Upper Floor

Lower Floor



Site Plan