



9 Balmoral Street Sapphire Beach, NSW



## The Sapphire Beachside Lifestyle

Set in the sought after boutique North Sapphire Beach Estate, this brand new quality Arakoon home provides a complement of modern inclusions and sophistication while being set in a prestigious estate of designer homes.

The home is set on a large 866sqm block (with right of way access for a neighbour) and includes added extras including full landscaping, ducted reverse cycle air conditioning and solar to save on those power bills. You will appreciate the high doors and ceilings as well as the flowing open plan design which exudes plenty of natural light. Featuring four generously sized bedrooms, three have built in wardrobes while the master bedroom includes a generous walk in wardrobe and stylish ensuite with a double sink.

Stacking sliding doors open to fuse indoor and outdoor living providing a blend of style and functionality. There are two separate living areas, one perfect to enjoy as a media room, while the open plan main living area combine family, dining & kitchen.

Those who love to entertain will fall in love with the modern kitchen design including stone island benchtops...

**Inspect:**

Saturday, 18th May 2024 10:00 - 10:30

**Price:** \$1,049,000

**Council Rates:** \$825.00 p/q



**Glenda Simpson**

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**Sapphire Beach**



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.