

**Headline options:**

**Welcome to Waterfront Family Living  
Your Ideal Waterfront Lifestyle awaits  
Waterfront Home with Direct Ocean Access  
Waterfront Dream Come True**

**Icons: Bed 4+ Bath 4 Car 3 Pool 1**

**Copy:**

Enjoying a coveted North-East to water aspect, this spacious and inviting split-level entertainer's home offers so much more than initially meets the eye.

Set in a quiet cul-de-sac within the desirable Oxley Cove estate, the property has a deep water frontage, direct ocean access for the keen fisherman, plus a boat ramp and boat storage set above your own 40 metre wide sandy beach.

Ideal for a large or growing family, the home itself offers four bedrooms, all with water views and three with adjoining bathrooms, plus a study/5<sup>th</sup> bedroom. Your choice of living areas includes a double family living/lounge room, including a built-in bar and fireplace, which flows out to a covered outdoor space, large kitchen with ample cupboards, dishwasher and walk-in pantry, plus a separate tiled dining area. You also have a huge rumpus room with stacker doors opening onto another spacious outdoor entertaining area overlooking the water.

Your kids will love the private inground pool and separate spa with surrounding deck and bathroom with separate toilet conveniently located nearby.

Just some of the home's many extras include: huge laundry, store room, grassed area with 3<sup>rd</sup> covered outdoor living space and three garages.

This property is ideally suited to those who enjoy entertaining and appreciate all the benefits that waterfront living brings. Inspect today and bring your waterfront dreams into reality.

ENDS – 220 words