



21 Williamson Way, Trigg

Offers Invited From \$1.1 million

UNDER OFFER BY JOHN DE LEO!

Web ID: 13046101017

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John De Leo
0407 472 155



*****NOW UNDER OFFER BY JOHN DE LEO****

Welcome to this immaculately presented and ultra trendy coastal home which has a warm and inviting feel throughout and is priced to SELL! From the moment you walk through the double front doors you will be impressed by this 2 storey contemporary gem. Showcasing an abundant choice of light filled living areas and a perfectly designed floor plan which the whole family will enjoy.

Williamson Way is a very quiet street and is located just metres from Charles Riley Memorial Park and its many sports grounds. A short stroll takes you into the Trigg Bushland and you are only minutes away from our superb coastline and pristine beaches, including the iconic Mettams Pool.

Entertaining was certainly at the forefront of the current owners mind with this clever open plan design. The indoor living zones combine seamlessly with the amazing outdoor area. This luxury abode should definitely be on your viewing list if you're after a statement in style, this one just oozes appeal. The master suite is huge and offers a lovely balcony for relaxing, deluxe ensuite with double basins, double shower head and walk in robes. All bedrooms are located upstairs and the minor two rooms and double size and have built in robes. Upstairs there is also a functional sitting area just perfect for the study/home office set up. The ground level is well thought out for everyone to enjoy with spacious living areas. Quality Bamboo timber flooring compliments the home and flows through here and continues up the staircase into the sitting area. The kitchen has plenty of storage, handy breakfast bar seating, dishwasher, double fridge recess with plumbed water, glass splashbacks and chefs oven. There is a separate dining space and the family/games area is large enough for the biggest couch and even a pool table. Off the hallway is another living zone with a cosy and private theatre or lounge room. This bottom level is breathtaking with high pitched ceilings and feature windows, double sliding doors open up to the fantastic outdoor area where the party really starts.

The outdoor area is striking and truly an entertainers delight. It is totally irresistible and everything you will ever need. Stunning paved alfresco area with a pitched timber lined ceiling, feature timber pathway and decked gazebo with central spa bath, outdoor shower, large wood fired pizza oven, artificial lawns and easy care garden beds. What a place for dinner parties and to entertain family and friends. The property is also fully reticulated, has gas instant hot water and a huge double garage with extra height, plumbed sink and storage inside.

The wait is over, this captivating residence is absolute top shelf and is in showroom condition. Offering a very relaxed and low

maintenance lifestyle this one is sure to impress you. Call John De Leo, Force #1 Sales Rep, for more information or a private viewing. ** Floor Plan available** John, 0407 472 155

**NB, Outdoor Spa is now fully fenced, NOT shown in photographs.

Features Include:

- 3 bedrooms all with robes
- 2 bathrooms with deluxe ensuite
- 3 toilets including a downstairs powder room
- Private balcony off master suite
- Upstairs sitting area perfect for the study
- Open plan living design
- Deluxe kitchen with breakfast bar seating
- Plumbed fridge recess, double width
- Separate dining area
- Huge family and games
- Lounge room off hallway
- Bamboo flooring
- Security alarm system
- Outdoor alfresco area
- Feature Gazebo with spa bath (fenced)
- Wood fire pizza oven
- Outdoor hot and cold shower
- Artificial turf out the back
- Reticulated garden beds and front lawn
- Gas instant hot water system
- Roof insulation
- Double garage with entry to home, plumbed sink
- indoor and outdoor speakers
- Council Rates: \$2400pa
- Water Rates: \$1294pa
- Block Size: 453sqm Green Title
- Built: 2007