

Under Contract



40 Marlin Ave, Eden



### Your Hidden Beachside Getaway

Positioned directly bordering foreshore reserve leading to the entrance where Lake Curalo meets Aslings beach, your oasis is set on 1,338m<sup>2</sup> in a garden setting that offers privacy and stunning water views across the Lake to Twofold Bay. A spacious, open plan 4 bedroom residence featuring blackbutt timber floors, 9ft ceilings and light filled rooms makes the most of its surroundings from every window. A private sun filled paved court yard at the front is the perfect Winter sun trap and the rear waterfront facing deck is a Summer entertainers delight. The spacious fully appointed kitchen adjoins an informal dining area or sunroom within the open plan living looking out to the water views feeling the warmth of a wood fire place. There is a separate TV room that compliments the living space and a generous master bedroom at the end of the house that opens onto the rear deck and includes a WIR and beautifully appointed ensuite. The 2 other large upstairs bedrooms have BIR's, a big main bathroom provides internal access to the house through the double remote garage while there is plenty of extra storage for the upstairs area. A large downstairs under house workshop area is a handy addition and a completely separate self contained section includes another living area and bedroom with kitchenette and 2nd ensuite. The backyard has access through a reserve lane that can provide extra parking for your tinny while you can continue on the track to the boardwalk that take you into town or to the beach less than 250m away. There is plenty of extra parking space at the front of the house.

This is a rare opportunity to be right on the front line in a magic beach side location. Time to make the most of everyday!

4 3 2

**Price** Offers Over \$1,200,000  
**Property Type** Residential  
**Property ID** 449  
**Land Area** 1,338 m<sup>2</sup>

#### Agent Details

Grant Holman - 0409 623 521

#### Office Details

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