



**9 Beatty Cres, Tuross Head**



**Modern Multi-Level Home With Ocean Views**

“Inspirational” – Conveniently located in the sought-after area of “Old Tuross” and within easy walking distance of beaches (or short drive), this modern architect-designed home is spread over 5 levels with a versatile floor plan and amazing ocean views from most rooms. This low maintenance home is perfect for families, retirees, or professionals wishing to conduct business from home. Designed with privacy and comfort in mind, you will be pleasantly surprised when you inspect this wonderful home.

Street View: From the time you enter this property, with its landscaped gardens and overall presentation, you will realise the time and money spent to ensure the home’s tip-top condition.

Entry - Level 1: To the right is interior access to the double garage, while to the left is a large formal lounge, or media room, with mezzanine floor above – (home office, level 5). This lounge and dedicated office would be ideal for a home-based business, being on ground level at the front of the home. The office has built-in desk and copious storage, including attic storage area. The lounge opens onto a private north-facing terrace.

Main - Level 2: This is the central hub of the home with a galley-style kitchen, open floor plan, dining and informal lounge/family area. Double-glazed windows and doors add to energy efficiency and allow plenty of light to stream in. On this level is the master bedroom wing with ensuite (toilet, spa and shower) and walk-in robe, as well as a second queen-sized bedroom and bathroom.

Laundry - Level 3: A good sized laundry with with extra storage and very easy access to the drying deck, from where stairs lead to landscaped gardens.

Lower – Level 4: Ideal for guests or teenagers requiring their own space. There are two spacious bedrooms, separated with bi-fold doors, and a shared lounge area. This

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**Price** SOLD for \$845,000  
**Property Type** Residential  
**Property ID** 189  
**Land Area** 1,088 m<sup>2</sup>

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level can be easily converted to a games/billiard room when required. The area has a kitchenette/bar, bathroom, and separate toilet, and opens to a tiled outdoor entertaining area. Here there is also a large lockable workshop or garden store.

Mezzanine – Level 5: A dedicated office, but could easily be an artist's studio or craft room with its loads of storage.

Outside: Alfresco entertaining is made easy, with several private terraces and decks.

Gardens: Landscaping/terracing for easy care, highlights the many flowering shrubs and shady trees. A 22,000 litre water tank provides for terraced vegetable gardens and manicured lawns.

Features: Ducted vacuum system, heat pump HWS, reverse cycle air conditioners, gas points, back-to-grid solar system, double-glazed windows and doors, copious storage, ceiling fans, laundry chute from level 2, plus much more.

Overall: This quality family-friendly home has so much to offer, even the fussiest of buyers will be impressed.

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