



## 7 Reef Water Cct, Bogangar



### Exclusive Coastal Living!

A lifestyle haven awaits with this exquisite residence located in the exclusive enclave of Friday Island, Cabarita Beach. Enjoy breathtaking water views from your outdoor alfresco dining, soaking in the stunning sunsets and abundance of birdlife.

If you're a morning person, catch the dazzling sunrise over Cabarita Beach (voted Australia's Best Beach 2020) just a couple hundred metres from your door. If you're in for the whole lifestyle experience, then jump on a paddle board or kayak, and explore Cudgen Creek, as far up as Kingscliff.

Meticulously designed, with a flair for coastal living, relaxation and nature, this home incorporates the natural light and stunning water views. From the front, your view is the large, family park, with space for a game of cricket or kick of the footy.

Some of the features include:

- \* 4 spacious bedrooms, with built in robes and ceiling fans.
- \* Master bedroom enjoys canal views, with ensuite, walk-in-robe and private entrance to entertainment deck
- \* Cook up a storm in your gourmet kitchen with granite bench tops and the specially designed one-of-a-kind splash back and full length breakfast bar
- \* Air-conditioned, open-plan living and dining area that flows out to the entertaining deck
- \* Main bathroom has bath and separate toilet
- \* Massive undercover entertaining deck with privacy blinds overlooking the water
- \* Double auto garage with extra storage cupboards for convenience and laundry area
- \* Good sized rear yard for the kids to play and plenty of room for a pool.
- \* Dedicated spa deck with power supply
- \* Dual side access, both gated, so there's plenty of room for the boat, caravan, jet skis or trailers
- \* Forget the power bills with a 5.2kw solar system

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| <b>Price</b>         | SOLD for \$1,800,000 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 1652                 |
| <b>Land Area</b>     | 800 m2               |
| <b>Floor Area</b>    | 180 m2               |

### Agent Details

Craig Kendall - 0411 181 437

### Office Details

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Oxenford QLD 4210 Australia  
07 5529 9777



- \* Established, low maintenance gardens

- \* A short stroll to beaches, shops, cafes, Woolworths and transport

Location points to note:

300m to Cabarita Village precinct

350m to the stunning Cabarita Beach

15-20 minutes from Gold Coast International/Domestic Airport

25 minutes from beautiful Byron Bay

40 minutes to Surfers Paradise

35 Minute drive from Byron Bay/Ballina Airport

75 Minutes to Brisbane

8.7km away the NSW Government is investing \$723.3million to deliver a state of the art Hospital for the Tweed Valley area.

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