







Timeless Masterpiece on Magic Waterfront

3 2 2 662m2

Situated on a wide canal with a spectacular expanse of water in two directions, 13 Nautilus Place is all about picture-perfect views and an ever-changing ambience from the morning sun to the last glow of daylight.

From within this outstanding residence, from the expansive open living and dining area with its centrally located granite kitchen, the views are framed like oversized paintings. Step outside and the scenery seems to be staged like an amphitheatre, with plenty of lovely spots to sit back and take in the moods of the day. The choices include the sparkling pool, a cozy pool-side gazebo, a sheltered entertainment terrace by the open fire pit and the canal-side deck, spoiling you with every imaginable viewing angle.

Constructed 26 years ago and tightly held by its fastidious owners, this beautiful single-level home is available to purchase

Price	Offers Over $2,550,000
Property Type	Residential
Property ID	411
Land Area	662 m2
Floor Area	266 m2

Agent Details

Lydia Kirn - 0412 542 644

Office Details

Lydia Kirn Real Estate
5/175 Ocean Drive Twin

for the very first time. Designed with low maintenance in mind and tastefully upgraded including a stunning, solar-controlled kitchen skylight, it is in amazing condition and truly presents as new. Light, bright and airy, the living spaces flow seamlessly from one to another. A beautiful canal-side master suite, two more well-sized bedrooms plus a central office provide plenty of space. And for the occasional windy day on the canal side, there is a private and protected courtyard at the front of the home that still allows you to enjoy your morning tea outdoors.

With its prime location, perfect floorplan and pristine condition, 13 Nautilus Place is a rare opportunity and a must to inspect. Don't hesitate and call Lydia for your private viewing today.

Here are just a few of the many inclusions:

Outstanding waterfront residence in pristine condition

Three bedrooms, two bathrooms plus a separate office

Five separate living areas to enjoy on a single level

Endless views on a 662m2 allotment

Stunning Easterly aspect

New ensuite

New tiling throughout

Freshly painted externally

Stone bench tops throughout

New LED lighting and ceiling fans throughout

Two courtyards plus poolside gazebo

New canal-side deck, perfect to throw a line in

New split system air conditioning

New roof insulation

New solar system

Velox Skylight in kitchen, with solar assisted automatic open and close function

External blinds

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0412 542 644

LYDIA KIRN
REAL ESTATE

Beautiful low maintenance gardens

Private and peaceful

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