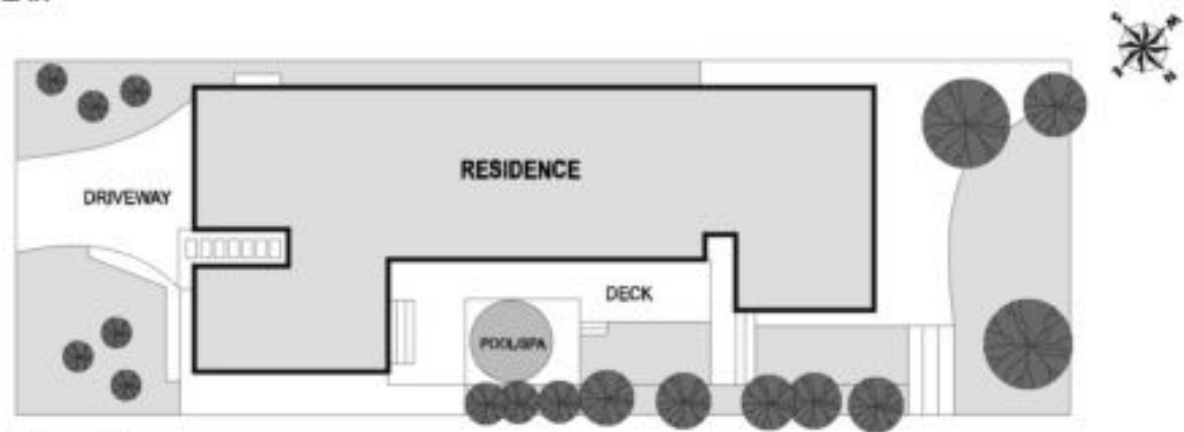


FLOORPLAN



SITEPLAN



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig Bennison Mackinnon Pty Ltd ABN 22 131 890 107, Licensed Estate Agents, Auctioneers and Property Managers.

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BLAIRGOWRIE 40 Koonya Avenue

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BLAIRGOWRIE
40 Koonya Avenue

4  3  2  1 

A masterful coastal creation

Uniquely positioned in the narrowest part of the Peninsula between Koonya surf beach and the bay on a quiet country lane, is this meticulously crafted brand new coastal dwelling. Embracing an ideal north-eastern aspect to maximise the use of natural sunlight and a spectacular view of the vegetated dunes of the region, the contemporary home captures the essence of its coastal location. Designed for comfort and practicality whilst maintaining aesthetic excellence the property features, vertical timber exterior boards, engineered oak floorboards, 2.7m ceilings, full-height doors, zoned children's/guest quarters, black commercial grade sliding doors and windows, stone benchtops, Delonghi kitchen appliances, butler's pantry, split system air-conditioning, gas log fire and indoor/outdoor speakers. Outdoors, a wide alfresco deck, tiled and heated pool/spa and low maintenance, fully irrigated coastal garden with level grassed playing field for bocce, provides endless summer entertainment.

AUCTION Sunday 29th January at 12pm

INSPECT As advertised or by appointment

LAND 704 sqm approx.

CONTACT Hamish Opray 0412 426 017
Emil Foller 0403 301 097

OFFICE Sorrento 5984 0999

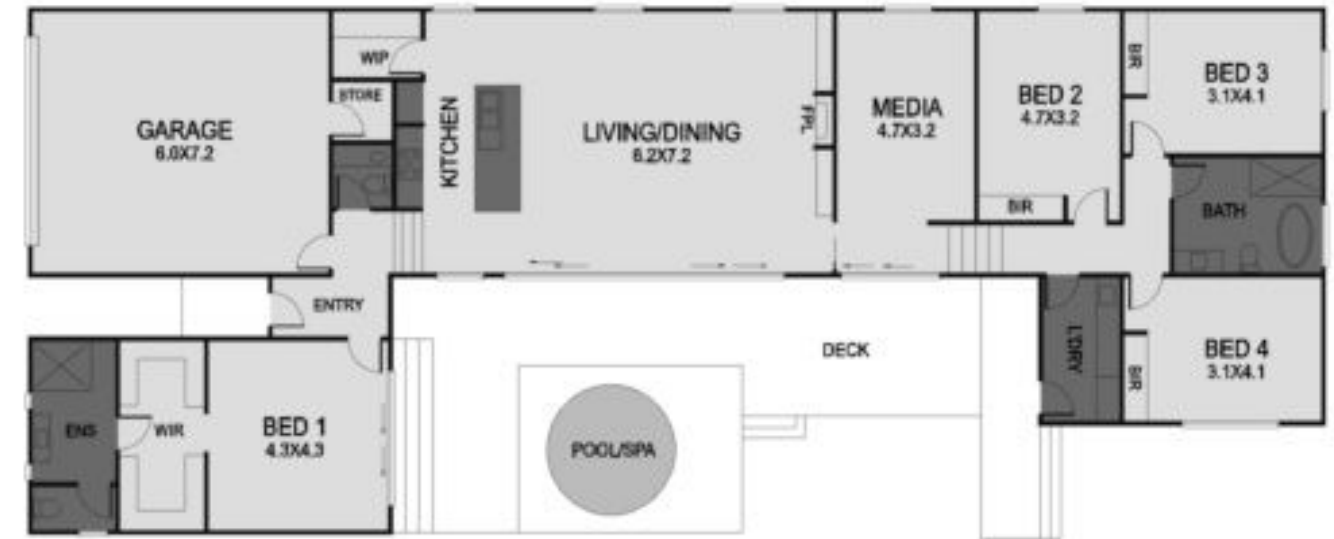
WEB jelliscraig.com.au



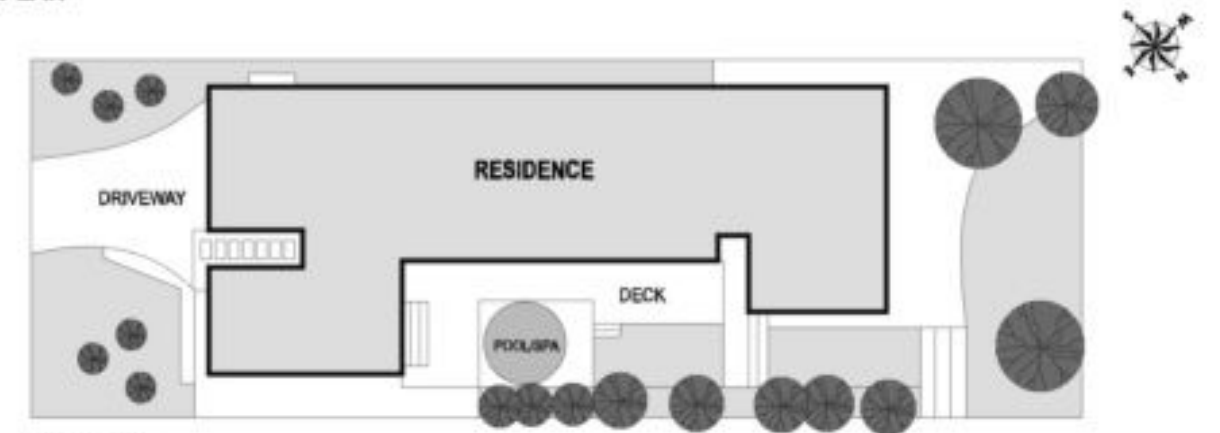


BLAIRGOWRIE 40 Koonya Avenue

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FLOORPLAN



SITEPLAN

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PRIVATE SALE

4 3 2 1

Uniquely positioned on a country lane metres from the surf, this meticulously crafted brand new beach house captures the essence of its coastal location. Embracing an ideal north-eastern aspect the spacious home features, high ceilings, commercial grade sliding doors, deck, heated pool/spa and gas log fire.

INSPECT	As advertised or by appointment
LAND	704 sqm approx.
CONTACT	Hamish Opray 0412 426 017 Emil Foller 0403 301 097
OFFICE	Sorrento 5984 0999
WEB	jellisrcraig.com.au



**Jellis
Craig**