



## ELEGANCE MEETS TRANQUILITY

3   
Bedrooms

2   
Bathrooms

2   
Garage

PRICE **\$1,250,000**

STYLE COURT YARD SIZE 135m<sup>2</sup>



Set in a peaceful location overlooking the river, this immaculate 3-bedroom villa offers contemporary comfort and effortless living. The master bedroom includes a private ensuite, while two additional bedrooms are serviced by a central bathroom. An open-plan kitchen flows into a light-filled living and dining room, with high ceilings and modern finishes. Designed for independent living, with sliding doors opening to a private courtyard, perfect for relaxed entertaining or your four-legged friend.

# 28 WATERGUM TERRACE

## \$1,250,000



### VILLA 165

### FLOOR PLAN TYPE K5

These plans are indicative only and subject to change. All dimensions are approximate. Please note, this floor plan was produced prior to construction, and that changes will undoubtedly be made during development. Services, bulkheads, landscaping and down pipes are not depicted.

FLOOR AREA: 135m<sup>2</sup> (15sq's)  
 GARAGE AREA: 37m<sup>2</sup> (4sq's)  
 EXTERNAL PAVED AREA: 57m<sup>2</sup> (6sq's)  
 TOTAL AREA: 229m<sup>2</sup> (25sq's)  
 (Approximate only)

