



Opportunities Await

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4 VAN LEEUWEN CRESCENT, Spring Beach

BER \$690,000 - \$750,000

Heading through the remote control gate you find 4 Van Leeuwen Cres Spring Beach.

This property gives lifestyle opportunities, not just a beautiful family home, potential home and income, tourist accommodation and still get to keep your privacy with the current floor plan.

Sitting on approximately an acre and a quarter of land (5108m²) with amazing gardens and ample off street parking, offering space and privacy, looking over Mercury Passage and minutes away from Spring Beach.

But having your own indoor pool you can do all the swimming you like at home, the second and third bedroom overlook the pool area also having their own bathroom and toilet just metres away. Very convenient for a morning dip.

Heading into the main living space you will find living & dining area combined, with eye catching water & garden views, just off the dining is the kitchen with a walkin pantry, that most cooks in the family would dream of.

Also on this level you have the master bedroom with the same eye catching views, comes complete with a walk in robe and ensuite.

Property ID:	L556519
Property Type:	House
Building / Floor Area:	142
Garages:	2
Carports:	1
Open Parking:	8
Land Area:	5108.0 sqm

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Heading down stairs, you have a sizable rumpus room and a fourth bedroom, currently being used as a hobby room.

Moving outside you have a covered alfresco area for outdoor entertainment, a lovely place to enjoy with family and friends. Double garage, a carport and plenty of parking for, boats, trailers and campervans.

- Eye catching water views over Mercury Passage.
- Living & dining combined.
- Kitchen with a walkin pantry.
- 4 bedrooms with robes, master with WIR.
- Sizable rumpus.
- Under cover pool.
- Alfresco area.
- Double garage & carport.

Spring Beach is just minutes away from Orford. Orford has local supermarket, café, hotel and post office.

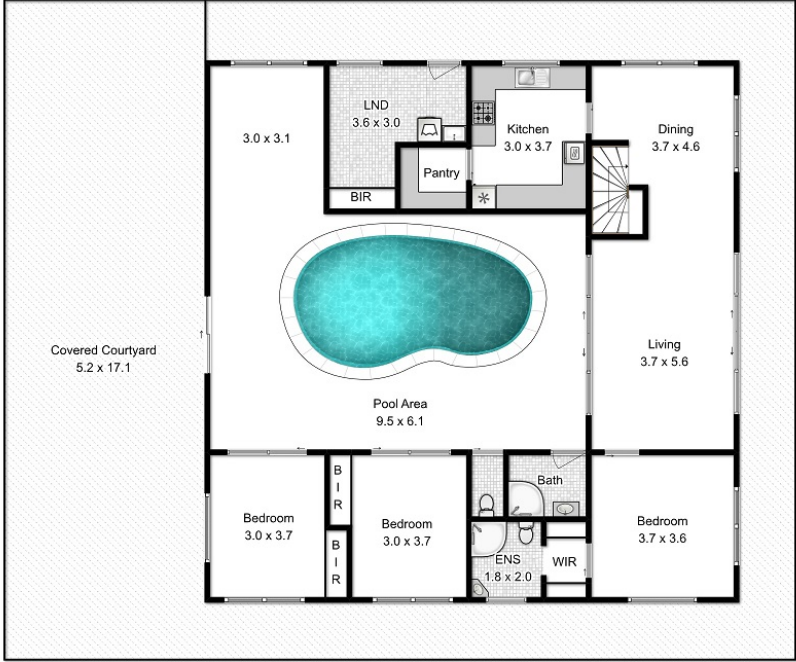
Don't hesitate to give me a call, if you like additional information. Don't miss this one!!!

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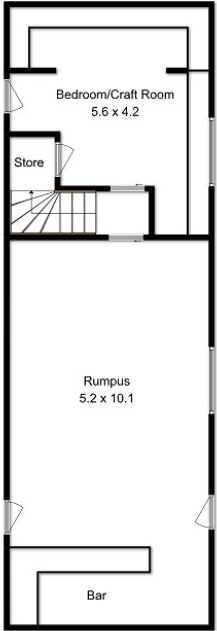
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UPPER LEVEL



LOWER LEVEL



Please Note : This floor plan is for marketing purposes and is to be used as a guide