



## MODERN COASTAL HOME



3



2



2

## 23A Gemini Way, Narrawallee

Sold for \$650,000 (Nov 13, 2020)

Here's your chance to own a stylish near new coastal 3 bedroom home close to the lake and bush reserve without the hassle of a large yard to maintain. Cook up a storm in the contemporary kitchen with Caesarstone benchtops, walk-in pantry and 900mm freestanding stove. An open plan living area features floating timber floors and high vaulted ceilings which open out onto a covered entertaining terrace ideal for family barbecues. Large windows capture the sun and the home is cosy in winter and extra cool in summer thanks to ducted air conditioning throughout. The master bedroom features a walk-in robe and ensuite with shower and stylish wall hung vanity. The coastal style exterior reflects the natural surrounds of Narrawallee Inlet, with a Colorbond roof and a mix of rendered brick and cladding. A double garage and clever design make this home ideal for retirement living, working couples or a busy young family. The property is on a Strata Title with no shared space and no strata fees. Only a short stroll from the pristine Garrads Biodiversity Reserve, Narrawallee Inlet and not much further to the beach.

**Property ID:** L2970205

**Property Type:** House

**Garages:** 2

**Land Area:** 400.0 sqm

**Ben Pryde**

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| AREA NAME | AREA          |
|-----------|---------------|
| LIVING    | 128.44 Sq. m. |
| GARAGE    | 36.11 Sq. m.  |
| PORCH     | 14.19 Sq. m.  |
| TOTAL     | 178.74 Sq. m. |

**FLOOR PLAN HOUSE 1**  
SCALE: 1:100

SHOALHAVEN CITY COUNCIL  
Environmental Planning & Assessment Act, 1979  
DEVELOPMENT CONSENT NO. 172144  
These are the plans referred to in the above Development Consent.  
Note: Approval of the works shown on this plan is subject to compliance with the conditions of the Development Consent.



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|--------|-----------------|--|--|
| Notes: | SCALE: 1:100    | Site Address: D'Anella & J Flintoff<br>LOT 116 GEMINI WAY<br>NARRAWALLEE | DRAWN BY:<br>Rob<br>Elevise Design<br>0404 060 071 |
|        | DATE: 9/11/2011 |  |  |
|        | PLAN NO: 5.0716 | LOT: 116   | DP:  |
|        | Page No: 1      |  |  |