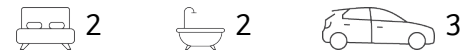




## A Breezy Two-Bedroom Escape



## 22 President Poincare Parade, Tanilba Bay

Sold for \$620,000 (Jun 21, 2024)

Conveniently nestled within close proximity to the waterfront, this charming two-bedroom residence exudes character and functionality. Boasting a spacious air-conditioned open plan living and dining area, a well-appointed kitchen replete with ample cupboard space and a walk-in pantry, two generously proportioned bedrooms featuring ceiling fans, and a centrally located bathroom, the home offers a comfortable and inviting living environment.

Externally, a delightful sunroom provides panoramic views of meticulously maintained lawns and gardens, complemented by a spear point watering system. Additionally, a sizable, detached garage equipped with a mezzanine level for supplementary storage, complete with shower, toilet, and laundry amenities, enhances the property's utility. In addition to its existing features, the property is further distinguished by a secondary storage shed and a carport, both providing convenient side access and facilitating seamless entry to the backyard. Notably, the property also benefits from direct access to the Crown Reserve, enriching its allure with opportunities for outdoor enjoyment and recreational activities in an expansive natural setting.

Positioned within close proximity to the waterfront yet enjoying the convenience of easy access to local amenities including shops, clubs, and the Marina, this property epitomizes coastal living at its finest.

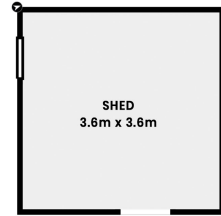
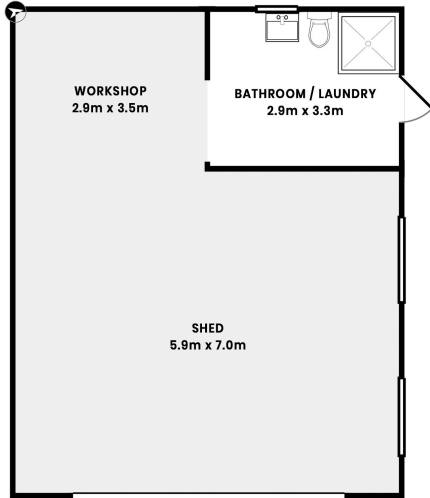
Every care has been taken to verify the accuracy of the information contained in this

<b>Property ID:</b>	L913638
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Carports:</b>	1
<b>Land Area:</b>	696.0 sqm

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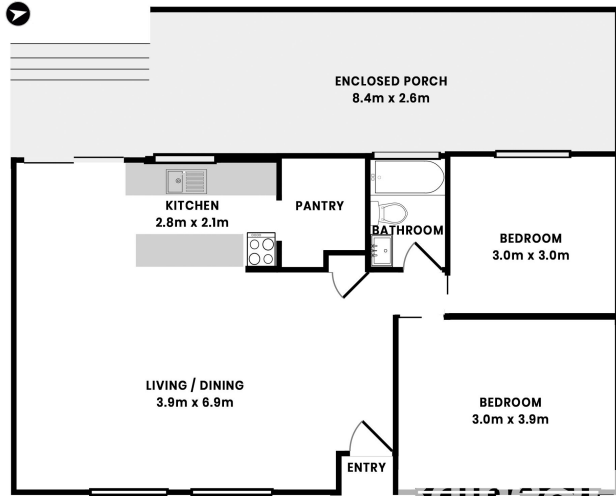
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**SHED FLOOR**  
APPROX FLOOR AREA 61.2m<sup>2</sup>



**SHED 2 FLOOR**  
APPROX FLOOR AREA 13.0m<sup>2</sup>

**ENTRANCE FLOOR**  
APPROX FLOOR AREA 90.4m<sup>2</sup>



**CARPORT FLOOR**  
APPROX FLOOR AREA 20.2m<sup>2</sup>

