



**21, 3 Angus St, Clontarf**



## Waterviews – Immaculate Waterfront Apartment

Positioned on the 4th floor on the North East corner of the block this one boast great natural light and amazing views.

The property has been owner occupied since new by the current owners who have meticulously maintained the home inside and out. Here you will find high quality fittings and fixtures, a resort like complex and beautiful water, city, airport and suburban views.

The property boasts:

- Wide entry hall with built in storage
- Large 2pac kitchen with Caesarstone benchtops, glass splash back, high quality appliances including dishwasher, rangehood, ceramic cooktop and a built-in microwave. There is also a double basin sink, large walk-in pantry, breakfast bar and a pull-out pantry. Stand at the sink and look at the water views
- The large open plan lounge and dining room adjoins the kitchen and has beautiful water views
- The fully tiled wrap around balcony is accessed from the living area of the home through floor to ceiling glass stacker doors. This space is large enough to fit an outdoor lounge, BBQ and outdoor table and chairs. There are lovely views here North, South and East to the city, airport, Ted Smout Bridge across the waters of Moreton Bay.
- The master bedroom has a custom fitted walk-in robe, direct access to the waterfront balcony and a well-appointed fully tiled ensuite with bathtub, large shower, double basin vanity with stone benchtops and a toilet.
- Two larger than standard additional bedrooms with built in robes. Both of these have floor to ceiling doors to access their own private North facing balcony with

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**Price** Offers Over \$999,000  
**Property Type** Residential  
**Property ID** 2215

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water views.

- Fully tiled family bathroom with a large shower and a large vanity basin with stone benchtop
- Powder room with toilet and basin
- European Laundry
- Great storage and ducted air conditioning throughout
- 2 car spaces in the secure lock up basement carpark - both easy to get in and out

Interest in "Bayview Residences" is always high with occupants enjoying a relaxed beachside lifestyle. Residence here are protected by the swipe card security and the peace of mind an onsite caretaker affords. A quick look around the building surrounds is testament to the quality each owner demands from this complex. For the fitness minded there's a full size inground pool, gym and communal BBQ area. For the water sport enthusiast there is a safe swimming beach directly across the road - often frequented by paddle boarders and kayakers. The complex is also pet friendly (with body corp. approval) so even your furry friends can enjoy the beachside lifestyle.

The location is also super handy for commuters needing to travel to Brisbane or the airport with access to the Ted Smout Bridge on your doorstep. Regular bus stops are within meters of the front door too. A mix of shops including doctors, baker, post-office, fast-food restaurants, IGA supermarket and ALDI shopping center are all within walking distance.

This one can also be sold with or without the furniture.

The current owners have adored living here but are ready to take off on a new adventure. Get in touch to view this one before it is too late.

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