

**284 AUSTRALIAN DRIVE, Rotonda West, FL, 33947**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1710 A/C & 2454.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 458

Water View:

Year Built: 2023

MLS: N6127956

Listed By: COLDWELL BANKER REALTY

**SELLERS MOTIVATED! \$10,000 credit toward closing costs! A letter of map revision has been paid for and submitted to change this property to an X Flood Zone! This 3 bedroom/ 2 bathroom home features a grand front entrance including a stunning paver driveway that is framed out and extended two steps up to the front door and around to the side garage door. The exterior is also enhanced by**

beautiful palms and landscaping. As you step through the inviting textured glass front door, you will notice the 8-foot paneled doors and 10ft+ ceilings found throughout the interior. This home also hosts beautiful, upgraded, plank tile flooring even on the 27-foot lanai and utilizes hurricane IMPACT windows and doors for efficiency and peace of mind when away. As you enter the open floor plan, you will find a super-sized chef's kitchen complete with an extended kitchen island, pendent lighting and endless cabinets that make it a spacious area for entertaining guests. Additionally, gorgeous granite countertops and stainless-steel appliances elevate this space while the window located above the large single basin sink provides ample natural light. Nearby, the dining room and gathering room are also generous in size and offer flexibility. The extra bedroom at the front of the home has 3 large bay windows and abundant closet space. The third bedroom is located across the hall and in between the two bedrooms is the second bathroom. This bathroom has a unique herringbone tile pattern, niche in the shower and identical stunning countertops to those found in the kitchen. Toward the back of the home, you will find the extra-large laundry room with a sink finished with a granite counter top and additional storage that includes a double door adjacent to the laundry room. The owner's suite at the back of the home is an ideal place to retreat, complete with a picturesque window, spacious walk-in closet and ensuite bathroom. This unique bathroom features a shower with glass walls which allow the sunlight to show through and incorporates unique tiles both on the walls and floor of the shower. The space is finished off by a double vanity and more stunning granite countertops. The back of the home has a huge lanai which creates the perfect outdoor environment to host family and friends. There is also plenty of room to build the pool of your dreams. Another attribute of this home is its prime location. You can't beat the close proximity to the beaches, Manasota Key, and Boca Grande. If activities such as going to the beach, boating, golfing, paddle boarding, biking, or living the "Florida lifestyle" entice you then this is your slice of paradise! Additionally, there are so many choices when it comes to airport travel such as Ft. Myers, Punta Gorda, Sarasota and Tampa that will make transit easy for any snowbirds! A letter of map revision has been paid for and submitted to change this property to an X Flood Zone!