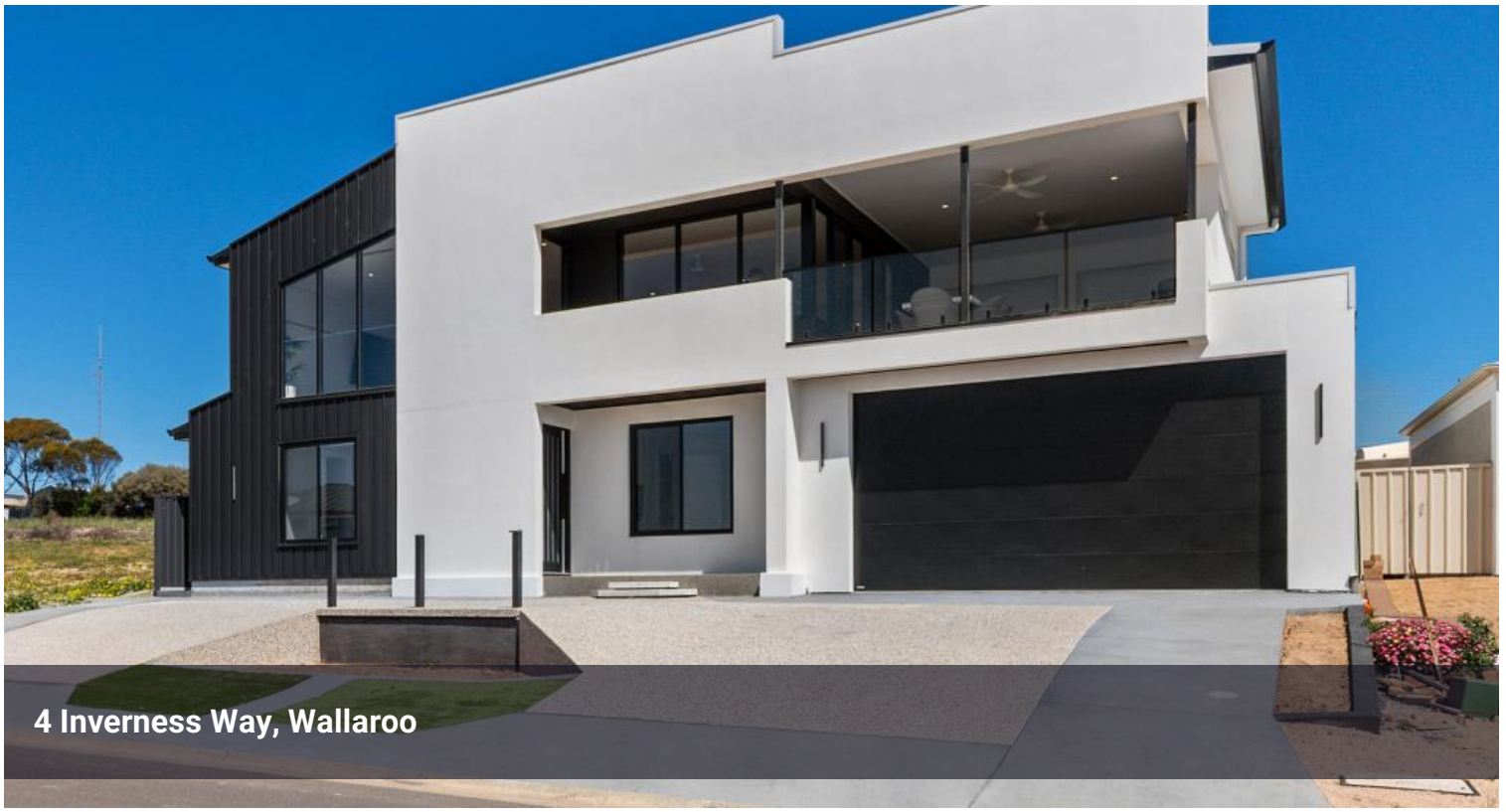








Custom-built above the marina. Finished for the view.

5 2 2 401m2

Some houses borrow a lifestyle. 4 Inverness Way was designed for it.

Completed in 2026, this elevated two-storey home was custom built from the ground up — specified, detailed and finished as a complete piece of work rather than a project home with extras added later. It sits above Copper Cove Marina with a clear outlook across the water to North Beach. From the upstairs living areas and the balcony you watch the boats come and go.

The first floor is the heart of it. A generous living room opens to dining and a kitchen built around a Caesarstone island — a proper working and gathering bench, not a thin upgrade. Beyond the glass sits an amazing balcony, more than 56 square metres of outdoor room, now fitted with new aluminium louvres so it can be used in every season, not only on still afternoons and hard-wired outdoor speakers, controlled by Bluetooth

The construction matches the position. Square-set ceilings run through both levels, giving every room a clean architectural line instead of a standard cornice. Those ceilings sit at 2.7 metres upstairs and down, so the spaces feel composed and the marina light travels further into the rooms. Underfoot, the lower level is finished in polished concrete — cool, durable and exactly right for

Price	$1,800,000 - $1,895,000
Property Type	Residential
Property ID	12624
Land Area	401 m2

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a coastal house — while the upper level is laid in Quick-Step laminate, consistent in tone and warm from the living room through to bedroom five.

Comfort was engineered into the structure. An 18kW Samsung reverse-cycle system is zone-controlled through an AirTouch panel, so heating and cooling can be directed where they are needed. Acoustic insulation in both internal and external walls does the quieter work buyers notice after they move in: conversations stay in their rooms, street noise stays outside, and the house holds a calm most marina builds never quite achieve. An 8kW solar system, finished with bird-exclusion mesh around the perimeter, quietly underwrites the running costs of a home of this scale.

The ground floor is arranged for living, not leftover space. Four bedrooms sit at this level, including a master with walk-in robe and ensuite, two further generous bedrooms, and a fourth bedroom beside the family room. A main bathroom, powder room, laundry and linen complete the floor. A fifth bedroom and another powder room sit upstairs, close to the living and the view. Across both levels a four-person residential lift connects the plan, so five bedrooms, two-and-a-half bathrooms and the marina-facing living spaces are as practical day to day as they are impressive on inspection.

In all, the home offers approximately 276 square metres of main living, a 57-square-metre balcony, a verandah and a 6.5 by 7.1 metre garage — around 383 square metres under roof. None of that is accidental. The lift, the ceiling height, the insulation, the flooring, the island, the louvres and the solar were specified together so the house would feel as much considered as the outlook.

This is not a large home that happens to face the water. It is a custom-built Wallaroo residence, quality-built and oriented to Copper Cove Marina and North Beach. Watch the boats from the living room. Step out to the louvred balcony. Live in a house that was designed for this exact place.

This is the Copper Coast lifestyle done properly.

RLA228106

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