



Keyline is for visual purposes only.

**SOLD**

**ANOTHER SOLD BY GEOFF TUTT**

This is a fabulous canal home built on an 876 sqm block with a wide 35 metre canal frontage. It has been immaculately kept and in pristine condition with quality fittings and fixtures. The home features four bedrooms, two bathrooms, open plan kitchen/family/dining area with a separate formal lounge/dining area plus double garage.

Walking in to the wide front entrance you will find a beautiful timber staircase leading to the top level and views through the formal living area to the water beyond. Upstairs is the king size master bedroom with parents' retreat, large en-suite with spa bath and double sinks and walk in wardrobe. Off the master bedroom through sliding doors is a balcony overlooking the water to sit and relax and watch the beautiful Bribie Island sunsets. The other three bedrooms are located on the ground floor.

At the rear of the home is a large wrap around covered outdoor entertainment area with blinds to keep out the summer sun. The easy-care garden is beautifully presented and a beautiful in-ground swimming pool completes the picture. A 9 x 3.5 metre pontoon with power, water and winch is ready for the boat. Look at these great extra features:

- Ducted air conditioning
- Quality blinds & pelmets
- All wardrobes have been configured with full length hanging, double hanging & adjustable shelving
- High ceilings
- Shed with shelving
- 2,500 litre water tank & irrigation system
- Crimsafe double doors to main entrance & adjacent bedroom/office doors
- Deadlocks on windows & dead bolts on all external doors
- 1.5 kw solar power & solar hot water

The Sellers prefer an August/September settlement. Don't miss out on the opportunity, call Geoff (your local agent) a call on 0414 230 130 to arrange your private inspection.

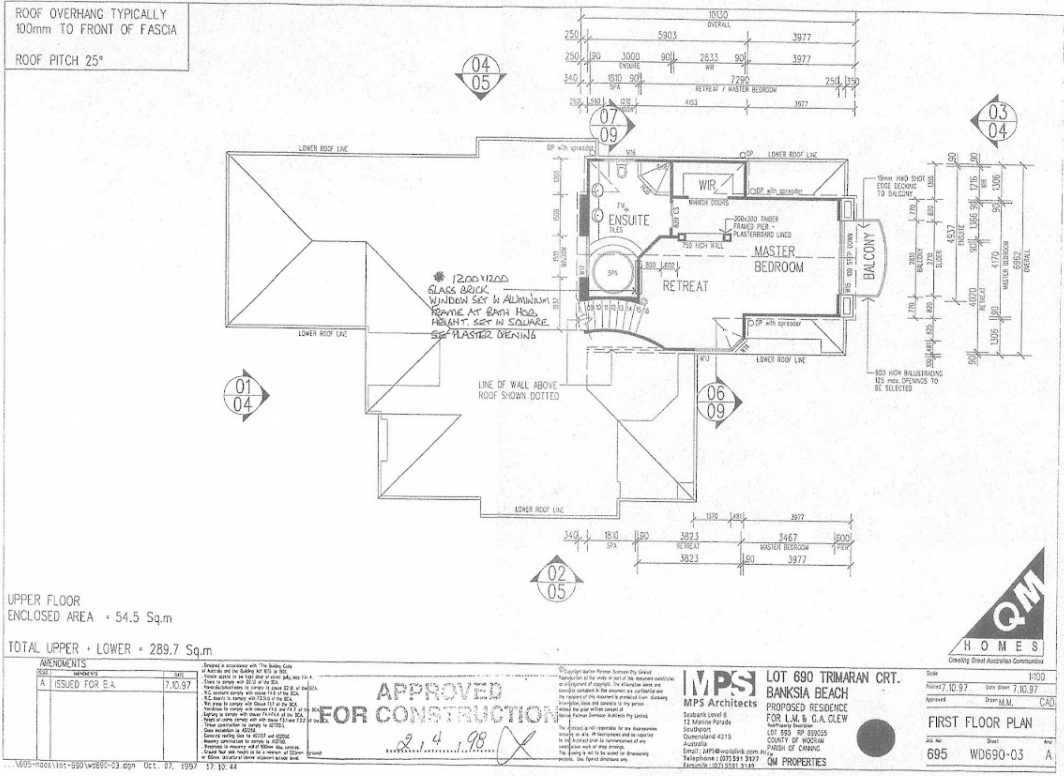
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,120,000

**OPEN FOR INSPECTION:**  
N/A



**Geoff and Rose Tutt**  
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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