

SOLD

ANOTHER SOLD BY GEOFF TUTT

This is a great home built in 2007 and set on a 680 sqm block in a prestigious location not far from the water and the local shopping centre. The side of the property faces on to park land which makes the locality very private. The home also has under cover side access so ideal to park a boat, car or trailer with minimum height access of 2.4 which could be lifted to 3 metres plus if required.

As soon as you arrive at the home you will be impressed by the spacious open plan living/dining/kitchen areas and the large lounge room. A large butler's pantry is located to the rear of the kitchen with loads of storage space for hiding away all of the kitchen appliances. There are four large bedrooms plus a study, the master bedroom being located away from the other three bedrooms.

Leading out to the side of the home are sliding doors which open out to a massive outdoor covered alfresco courtyard. Plenty of space out here to entertain friends and family. Look at these features:

- Walk-in storage room
- High 9 foot ceilings
- 4.2 kws solar power and solar hot water
- 3 x 4 metre shed
- 2 x 2,500 litre water tanks
- Ceiling fans
- Room for a pool

This home must be viewed to appreciate all the extras this home has to offer, so don't delay call Geoff (Local Agent) on 0414 230 130 to arrange your private inspection.

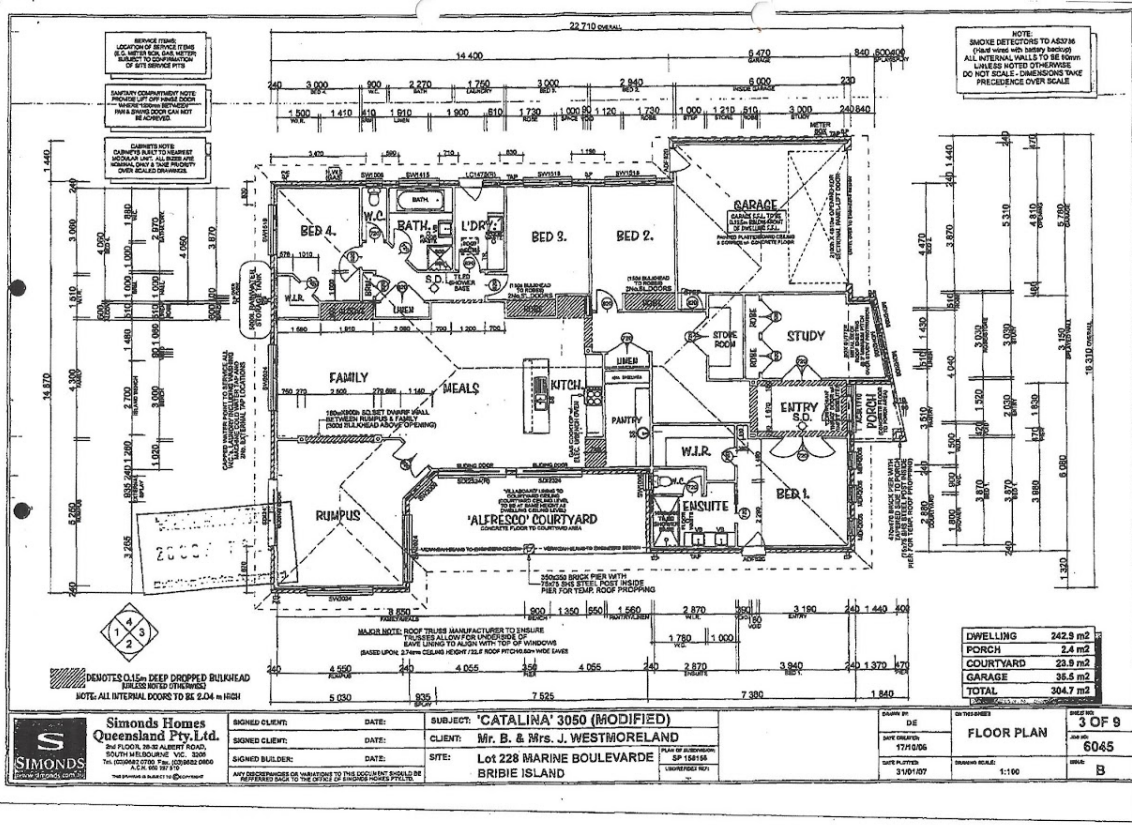
4 BED | 2 BATH | 2 CAR

PRICE:
\$785,000

OPEN FOR INSPECTION:
N/A



Geoff and Rose Tutt
0414230130
 geoff@atrealty.com.au
www.atrealty.com.au



<p>Simonds Homes Queensland Pty. Ltd. 5th FLOOR, 100 ALBERT ROAD, SOUTH MELBOURNE, VIC. 3008 TEL: (03) 9487 7000 FAX: (03) 9487 7000</p>	SIGNED CLIENT:	DATE:	SUBJECT: 'CATALINA' 3050 (MODIFIED)	DATE OF DRAWING:	17/12/05	NO. OF SHEETS:	3 OF 9
	SIGNED CLIENT:	DATE:	CLIENT: Mr. B. & Mrs. J. WESTMORELAND	DATE OF BUILDING:	SP 156155	NO. OF SHEETS:	6045
	SIGNED BUILDER:	DATE:	SITE: Lot 228 MARINE BOULEVARDE BRIBIE ISLAND	DATE PLOTTED:	3/10/07	NO. OF SHEETS:	B
	ANY DISCREPANCIES OR VARIATIONS TO THIS DOCUMENT SHOULD BE REFERRED BACK TO THE OFFICE OF ARCHITECTURAL SERVICES.			DATE:	1:100		

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.