



# FOR SALE

## CHEAP BEACHSIDE FAMILY HOME, CLOSE TO PRIMARY SCHOOL!

**SELLER WANTS IT SOLD!! BRING ME AN OFFER!!  
FRESHLY PAINTED THROUGHOUT INTERNALLY!**

It's now time for the next family to enjoy this four bedroom, two bathroom home with theatre room, study and kid's retreat. Located on a quiet street this fantastic opportunity is walking distance to Falcon Primary School, close to the renowned surfing, fishing & swimming beach Avalon Bay and apart of a wonderful community.

Built by Gemmill Homes in the Northport precinct of Port Bouvard this property is well designed with the master bedroom and study situated at the front of the home while the kitchen is the centre piece incorporating the main living. Off the living area is the alfresco under the main roof and a separate large theatre room. The kids have their own wing with the other three minor bedrooms, kids retreat and bathroom. The home incorporates well-established gardens making it your own sanctuary plus it's elevation up from the road gives this property that wonderful feeling of privacy.

Other features include:

- Evaporative Ducted Air Conditioning throughout
- WIR in master BIR's in minor bedrooms
- Gas Bayonet in main living for heating
- Double Lock Up Garage
- Close to public bus transport
- Situated on a 515m2 block

As well as being close to Falcon Primary School, Avalon Bay and many great parks only 5min away by car is the Miami Shopping Centre, Dawesville Channel & Marina, Falcon Bay, Falcon Library, café's/restaurants, "The Cut" Golf Course, Peel Estuary and much more!

If you're looking to be apart of an awesome community in a beachside location and enjoy an aquatic lifestyle then call Daniel Bandy for an inspection today.

**4 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$340,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Daniel Bandy**

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