



# FOR SALE

## POSITION AND LIFESTYLE IN BENOWA SCHOOL CATCHMENT

A welcoming oasis in highly sought after central Benowa, this modern entertainer offers a light filled neutral interior and flexible floor plan.

Perfectly positioned near the end of a peaceful family friendly cul-de-sac, this single level home features 4 bedrooms, 2 bathrooms and 3 large multi-functional living spaces - uniting lifestyle and opportunity for the astute buyer.

The fully secure corner block with dual street frontage is both family and pet friendly. The house wraps around the resort style in-ground pool which can be enjoyed from either the undercover entertaining area, or sundeck with skyline views.

Overlooking the pool, the large kitchen incorporates space for dining and socialising, featuring stone benchtops, Meile appliances, large walk-in pantry and servery window.

The multiple open plan living zones provide ample space for all the family, and flow effortlessly to the undercover alfresco area.

Also enjoying pool views is a substantial multipurpose media room with bar, built in cabinetry, and additional storage.

The comfortable master suite features air-conditioning, double vanity ensuite bathroom, and a generous walk-in-robe.

The large carport offers fully secure parking for 2 cars and additional storage for a jetski or trailer.

Keenly located in the highly sought after Benowa School catchment zone this property enjoys a tranquil quality lifestyle, while being walking distance from local shopping centres, medical precincts, and schools.

Inspection recommended to fully appreciate all this home has to offer.

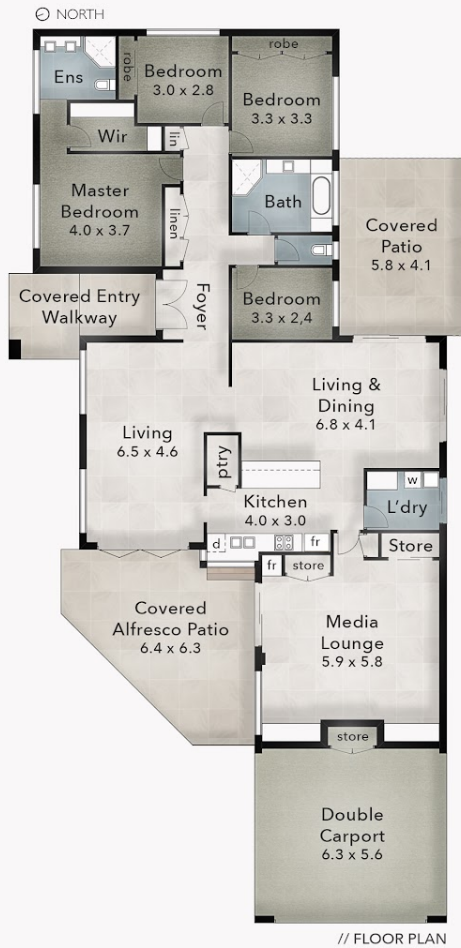
4 BED | 2 BATH | 2 CAR

PRICE:  
UNDER OFFER

OPEN FOR INSPECTION:  
N/A



**Scott Euler**  
**0431174010**  
 scott.nicola@atrealty.com.au



## TRISTAN COURT

18 Tristan Court  
**BENOWA**  
Block Size 627m<sup>2</sup>

- 4 Bed
- 2 Bath
- 2 Car

**FLOOR AREA SIZES**  
Internal 218m<sup>2</sup>  
Patis, Carport & Entry 101m<sup>2</sup>  
Total 319m<sup>2</sup> or 34 Squares

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CONCEPTS

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.