



61 VOYAGERS DR, BRBIE ISLAND

Keyline is for visual purposes only.

**SOLD****FABULOUS SINGLE STOREY CANAL HOME!**

Do you want to live in a home overlooking the water with just about everything you could need or want? Then you have to see this great 4 bedroom, 2 bathroom, 2 garage home positioned on a large South facing 1023 sqm block built by Heit Homes in 2002.

Walking in through the wide entrance with its portico, you will find a large living area with views of the canal. This great home features open plan kitchen/living/dining, separate lounge/dining and a multi-purpose room which could be used as an office, craft room, media room or children's play room. Three of the bedrooms are queen size with the king size master bedroom having a large walk-in wardrobe and en-suite with spa bath.

The large living areas look out over the fully screened enclosed outdoor living area and the solar heated 10 x 4 metre swimming pool. A great place to relax after a hard day's work or fishing and to entertain family and friends. Lots of room for the children to play in the large back yard. Look at these additional features:

- Side access for a trailer
- 8 x 3.5 metre pontoon with winch, sink & power
- 2kw solar panels
- 4 reverse cycle air conditioners & ceiling fans throughout
- 2 pak cupboards
- Garden shed & water tank
- Foxtel satellite dish & 4 TV points

Don't leave it too long, this home will sell quickly! Call Geoff (your local Agent) on 0414 230 130 to arrange your private inspection now.

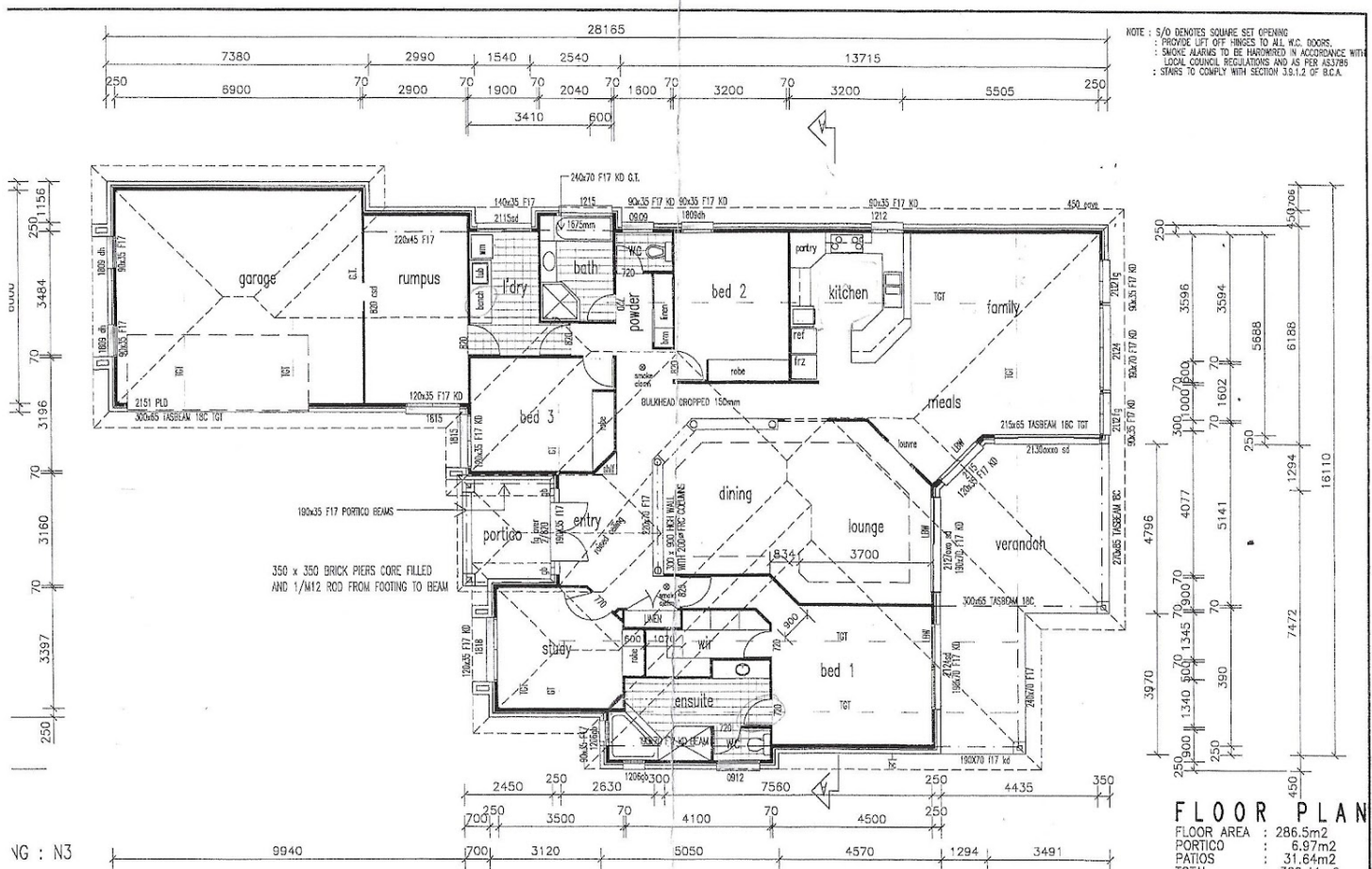
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$870,000

**OPEN FOR INSPECTION:**  
N/A



**Geoff and Rose Tutt**  
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NOTE : S/O DENOTES SQUARE SET OPENING  
 : PROVIDE LIFT OFF HINGES TO ALL W.C. DOORS.  
 : SMOKE ALARMS TO BE HARDWIRED IN ACCORDANCE WITH  
 LOCAL COUNCIL REGULATIONS AND AS PER AS3789  
 : STAIRS TO COMPLY WITH SECTION 3.9.1.2 OF B.C.A.

VG : N3  
 TCHED) EXT LOADBEARING (UP TO 2550 HIGH)  
 : 90x35 F8 PINE @ 450crs  
 INTERNAL NON-LOADBEARING  
 : 70x35 F5 PINE @ 600crs.  
 SIDES OF OPENINGS <800 x1  
 1200 - 2100 x2

PLATES : EXT. LOADBEARING (NOT TRENCHED)  
 TOP PLATE 2/90x35 msp12  
 BOT. PLATE 90x35 F5

TRUSSES : PINE ROOF TRUSSES (JD4) @ 900crs. TO MANUF.  
 SPECIFICATIONS SEE PAGE 4 FOR THE DOWN  
 (LONG SPAN - 10.5m)

PROPOSED RESIDENCE FOR :  
 CLIENT  
 SITE ADDRESS : LOT 395 VOYAGERS DR  
 BRIGIE ISLAND  
 BUILDER : HEIT HOMES

M.R.A. DESIGN AND DRAFTING  
 G.S.A. LIC. NO. 79417  
 2B - 82 PARKER STREET MAROOCHYDORE  
 P.O. BOX 5839 MAROOCHYDORE B.C. 4658  
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**FLOOR PLAN**  
 FLOOR AREA : 286.5m<sup>2</sup>  
 PORTICO : 6.97m<sup>2</sup>  
 PATIOS : 31.64m<sup>2</sup>  
 TOTAL : 322.41m<sup>2</sup>

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.