



SOLD

ANOTHER SOLD BY GEOFF TUTT

This is a gorgeous architecturally designed home built in 2010 by Mark Wust on a 999 sqm block and located only a short boat ride to the deep waters of the Pumicestone Passage. A great feature of this property is the wide side access to the side of the home allowing for a caravan, boat or trailer to be housed.

The home features open plan living/dining/kitchen, media room, multi-function room, four good size bedrooms, two bathrooms and a three car garage. Plenty of room for friends and family to enjoy.

In the kitchen there are Caesar stone bench tops, a large butler's pantry complete with double sinks and lots of cupboard space. The master bedroom has a large en-suite with spa bath, double vanity and walk behind wardrobe and is situated at the rear of the home.

Leading out from the open plan living area you will find a huge undercover entertainment area overlooking landscaped gardens to the water. The gardens have been terraced with beautiful sandstone blocks and lovingly landscaped by the current owners. A great place for entertaining family and friends. Look at these additional features:

- Zoned and ducted air-conditioning and ceiling fans
- Heat pump
- Pontoon with electricity and water
- Side Access
- Lots of storage
- Water tank

This is a beautiful quality home and must be seen to appreciate all that it has to offer. Don't miss out, give Geoff (your local agent) a call on 0414 230 130 now to arrange your private inspection.

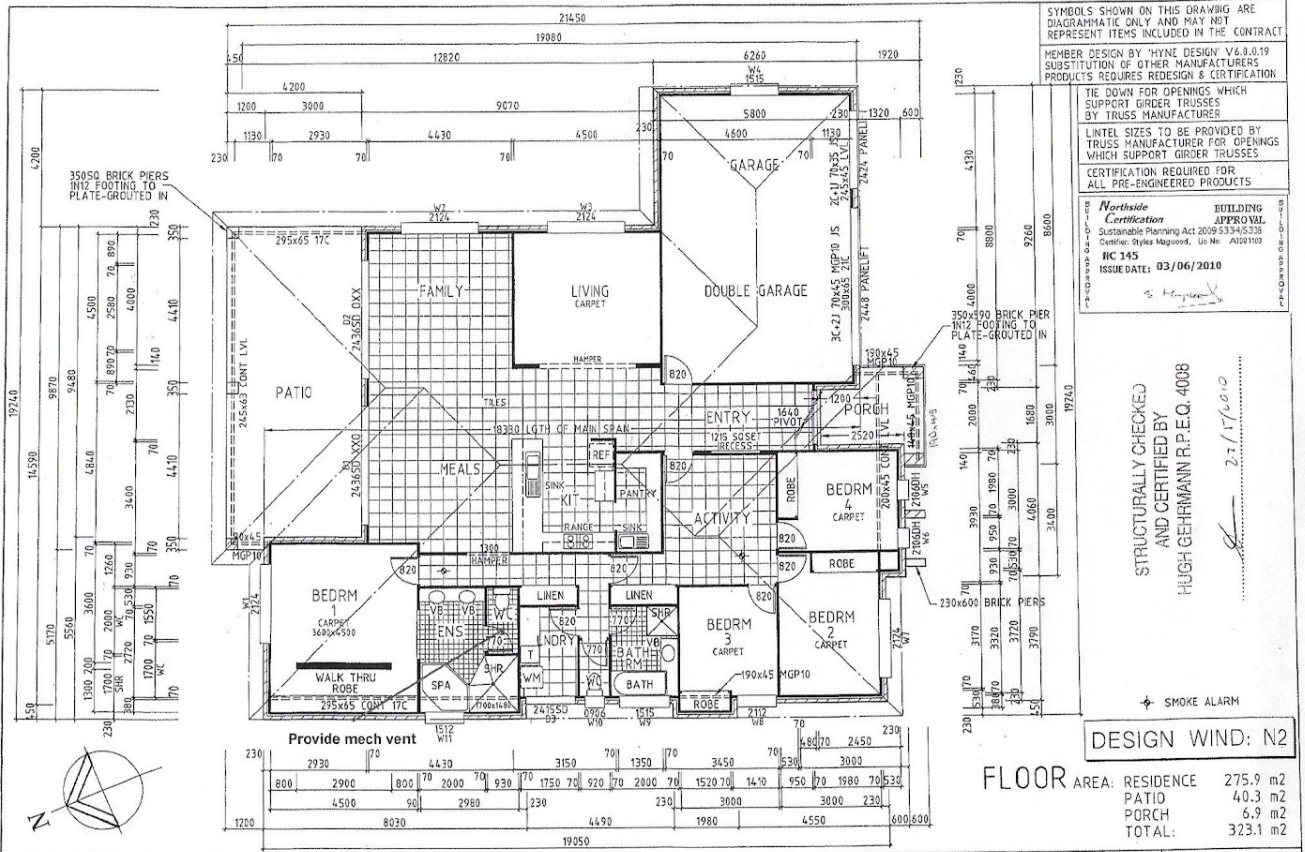
4 BED | 2 BATH | 3 CAR

PRICE:
\$1,035,000

OPEN FOR INSPECTION:
N/A



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SYMBOLS SHOWN ON THIS DRAWING ARE DIAGRAMMATIC ONLY AND MAY NOT REPRESENT ITEMS INCLUDED IN THE CONTRACT

MEMBER DESIGN BY 'HYNE DESIGN' V.6.0.0.19 SUBSTITUTION OF OTHER MANUFACTURERS PRODUCTS REQUIRES REDESIGN & CERTIFICATION

TIE DOWN FOR OPENINGS WHICH SUPPORT TRUSSES BY TRUSS MANUFACTURER

LINTEL SIZES TO BE PROVIDED BY TRUSS MANUFACTURER FOR OPENINGS WHICH SUPPORT GIRDER TRUSSES

CERTIFICATION REQUIRED FOR ALL PRE-ENGINEERED PRODUCTS

Northside Building Certification APPROVAL

Sustainable Planning Act 2009 5334-5338
 Certifier: Styles Magwood, Lic No: A1021103

NC 145
 ISSUE DATE: 03/06/2010

STRUCTURALLY CHECKED AND CERTIFIED BY
 HUGH GEHRMANN R.P.E.Q. 4008

27/11/2010

DESIGN WIND: N2

FLOOR AREA:

RESIDENCE	275.9 m ²
PATIO	40.3 m ²
PORCH	6.9 m ²
TOTAL	323.1 m ²

PROPOSED RESIDENCE AT LOT 116 MARINA BOULEVARDE BANKSIA BEACH

BLDR:	MARK WUST CONSTRUCTIONS	0418 197 500
DRAWN:	DT	D. G. THOMAS: BLDG. DESIGNER, LIC No 65753
DATE:	14-5-10	LICENCED UNDER QBSA ACT 1991
SCALE:	1:300 & AS SHOWN	BURPENGARY DRAFTING SERVICE PH: 1071 5497 9841
		DRAWING No 10402-1

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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