



## FOR SALE

### SOLID FAMILY HOME WITH CHARACTER

Would you like to live in a private cul-de-sac with ocean views and breezes?

Would you like to watch the planes fly past from an enjoyable distance?

This original late 70's home is filled with character, the layout is very favourable to anyone wanting to modernise and create a contemporary home. The structural integrity of the house being a huge positive in the ease to update and create exactly what you want without major works.

This property has never been tenanted, it has been a much loved home for 33 years.

#### Features -

- Cathedral Ceilings
- Open Plan
- Split Level
- Ocean Views
- Sun Filled Living Areas
- Elevated Position
- North Aspect
- Structurally Sound
- Large Block 869m2
- Shag Pile Carpet
- Parquetry Vinyl Flooring

#### Location -

Close to everything you want, beach, groceries, hospital and international airport.

Bus stop approximately 50m away.

Phone to arrange a private inspection.

4 BED | 1 BATH | 1 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



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# 3 Barina Court TUGUN

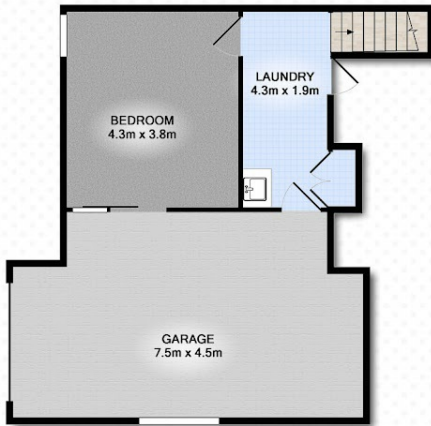


Land 869m<sup>2</sup> | 4 Bedrooms | 1 Bathroom | 2 Car Garage

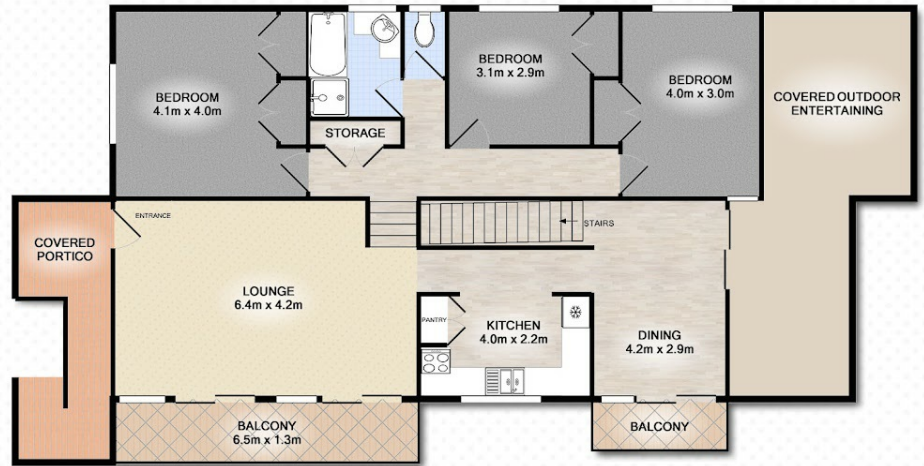
Taneil Simpson | 0402 605 050

Total Floor Area Approx 225m<sup>2</sup> or 24 Squares

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.