



**SOLD**

## EXCLUSIVE GOLF COURSE ESTATE!!

Perfectly located in this dress circle estate with beautiful paved streets and short walk to the Caboolture Golf Course this magnificently presented 3 bedroom home is situated on a stunning 798m2 block with side access and AMAZING outdoor entertainment area with large in ground pool!!

This property comes with all the bells and whistles you could want!! The minute you walk through the front door you will feel right at home with Large bedrooms and possibility for a potential 4th bedroom , massive rumpus/second lounge as well as the most amazing pool area !!

Features include:

- 3 Massive bedrooms with built ins
- Ducted air conditioning
- Massive en suite and main bathroom with bath
- Formal lounge/rumpus and dining room( potential 4th bedroom)
- huge kitchen !
- Separate Laundry
- Beautiful and spacious entertainment
- Stunning pool with tranquil water feature!
- Side access with concrete slab in place for caravan
- Quick and easy access to Gold Course
- 1.5KW of Solar
- Garden shed for the keen gardener

This Large family home is the perfect place to relax and unwind , youll never need to leave the estate !! CALL TODAY BEFORE ITS GONE!

**3 BED | 2 BATH | 2 CAR**

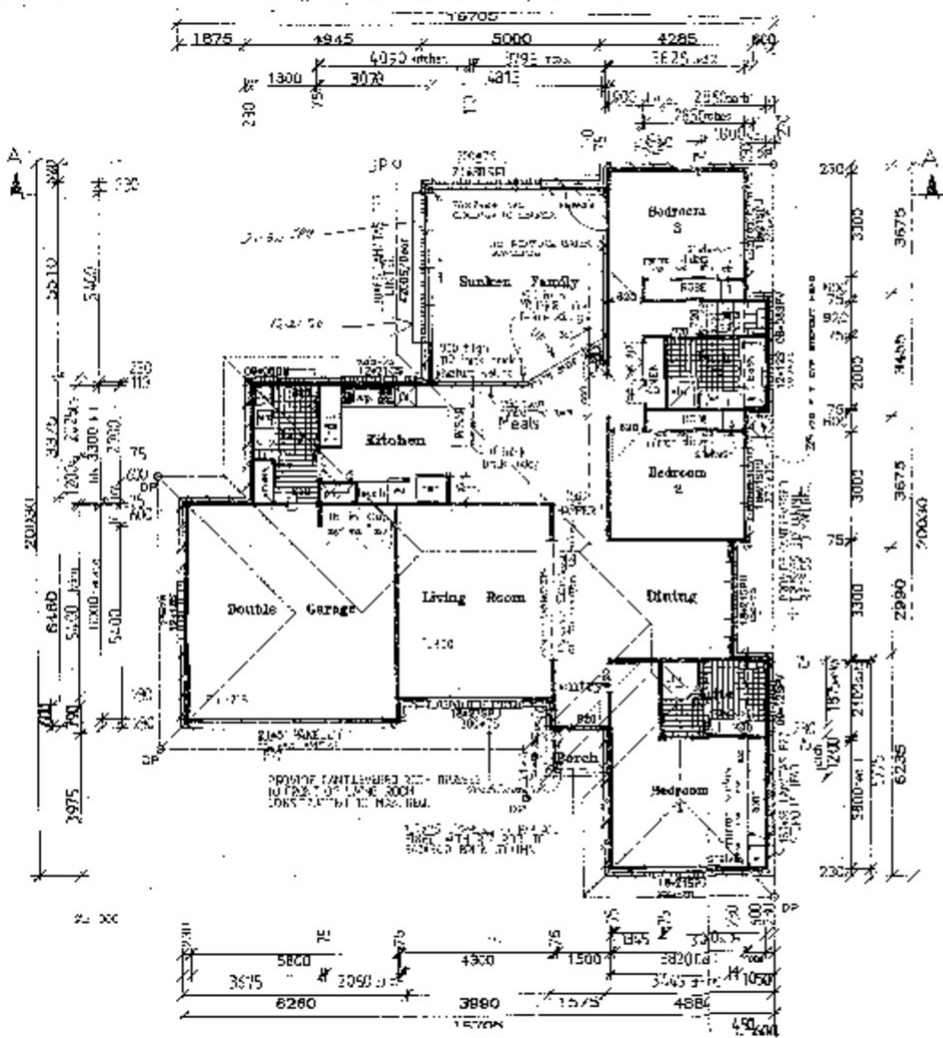
**PRICE:**  
**\$475,000**

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



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**NOTES**  
 ALL WATER CHASET DRAINAGE SHALL BE TO THE STREET  
 ALL LEVELS SHALL BE FINISHED FLOOR LEVEL  
 WINDOWS SHALL BE 1800 x 2100 UNLESS OTHERWISE SPECIFIED  
 10% MINIMUM OF EXTERNAL COVERED AREAS WITH F.O. SHEET  
 SHALL BE PROVIDED TO F.F.M. & F.F.2 & WET AREAS  
 ALL WET AREAS TO COMPLY WITH BY-LAWS 17-50  
 POISON UNDER SLAB PER ACT. 2007/07

**OPENING SCHEDULE**

200 x 1800	Alum S/Window	20	1
800 x 800	Alum S/Window	20	1
2040 x 820	Recessed Door	20	1
1800 x 2100	Alum S/Window	20	1
2100 x 2100	Alum S/Window	20	1
2100 x 2100	Alum S/Window	20	1
800 x 800	Alum S/Window	20	1
800 x 800	Alum S/Window	20	1
1800 x 2100	Alum S/Window	20	1
2040 x 820	Dimensioned Timber Door	20	1
2100 x 450	Alum S/Window	20	1
800 x 2100	Alum S/Window	20	1
2100 x 2100	Alum S/Window	20	1
20 x 20	Door	20	1

**BRACING LEGEND**

① 2400 TRL 2.4M	Roofed Deck
② 1800 TRL 2.4M	Roofed Deck
③ 1800 TRL 2.4M	Roofed Deck
④ 800	1M Roofed Deck
2 x M10 Bolts to adjoining Frame	
⑤ 2100 TRL 2.4M	Roofed Deck
⑥ 2100 TRL 2.4M	Roofed Deck
x	Dimension M 12 Slab Starter Bolts
M 12	Deck Bolts Internally

Roofed Deck in All TRL Roofed Braces

**FLOOR AREAS**

INTERIOR	226.3 M <sup>2</sup>
PORCH	1.9 M <sup>2</sup>

**BRACING**

①	Roofed Deck
②	Roofed Deck
③	Roofed Deck
④	Roofed Deck
⑤	Roofed Deck
⑥	Roofed Deck

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.

