



FOR SALE

ANOTHER SOLD BY GEOFF TUTT

This great home with renovated kitchen and bathrooms is built on a generous 720 sqm block and is located close to park lands and a public pontoon giving access to the water. Just a short walk will take you to the local shopping centre, Banksia Beach primary school, Pumicestone Passage and Solander Bowling Club.

The home has four bedrooms, office, two bathrooms, powder room, separate lounge, open plan kitchen/dining/family and double garage. An added bonus is the side access to store a caravan or boat.

The king-size master bedroom has large wardrobes running the length of the room with a renovated en-suite suitable for wheel-chair access. There is also a king-size guest room with a walk-in wardrobe. The master bathroom is a great place to relax with a generous spa bath. In the kitchen are quality Caesar-stone bench tops, pantry, feature glass cupboards with lighting and loads of storage space.

Walking through sliding doors at the rear of the home you will find the outdoor entertainment area with a separate bar room with timber bench tops and bar fridge overlooking the large salt water swimming pool. A great place to entertain family and friends. Look at these additional features:

- * Reverse cycle air conditioning to living areas & ceiling fans
- * 9 ft ceilings with bespoke cornices giving an airy and light feeling to the home
- * Plantation shutters
- * Surround sound speakers to the living area
- * 3.5 kws solar power & solar hot water
- * Crimsafe screens to sliding doors and security system
- * Side access
- * Loads of storage space
- * Spear pump (bore water)
- * Work bench & shelving to garage
- * Shed

We do not expect this fantastic home to last long on the market, so call Geoff (your local agent) on 0414 230 130 today to arrange your private inspection.

4 BED | 2 BATH | 2 CAR

PRICE:
SOLD BY GEOFF TUTT

OPEN FOR INSPECTION:
N/A



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FRAME SPECIFICATION & TIE DOWN
W41-N3 (AS 1684.2- 2006)

BUILDER TO CONFIRM
ALL DIMENSIONS PRIOR
TO CONSTRUCTION

Construction to be in accordance with the
BCA, Queensland Development Code and
Standards Building Regulations.



SPECIFICATIONS

10mm SupaCell plasterboard ceilings.
Cornice to match existing
6mm vitreoboard to wet areas
Reflective foil to external walls.

Framing (treated T2)

External
70x45 MGP12 top plates
70x35 MGP10 bottom plates
70x35 MGP12 studs @ 450 ctrs.
2/70x35 MGP12 jamb studs
Lintel - existing beam
Internal
70x35 MGP10 top & bottom plates
70x35 MGP10 studs @ 450 ctrs.
All nogs 70x35 MGP10 (1350 max ctrs)
Use approved damp course under framing on slab

No additional bracing required

M12 anchor rods at each corner
and at sides of opening



Scale in Metres
0 1 2 3 4 5

Drawn by	Project	Alteration and Extension	Scales	1:100		
	Location	Lot 67 Tradewinds Drive Banksia Beach (#55)	Sheet	3 of 5		
			Date	Oct. 2010		
© Copyright	Client		Plan No.	1038		

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.