



SOLD

KAKADU BEAUTY - 150 METRES TO THE WATER!

This is a gorgeous quality Plantation built home situated on a 750 sqm block in one of the most beautiful and quiet locations on the Island. Just a few minutes' walk will take you to the Pumicestone Passage where you will find the wading birds sanctuary, beach, boat ramp, barbeque facilities, children's playgrounds and more. Enjoy evening strolls along the Esplanade and marvel at the beautiful sunsets to the Glass House Mountains. The local shopping centre is close by with its supermarket and medical centre.

The home has 4 bedrooms, study, 2 bathrooms, 4 living areas and double garage. Double side access provides plenty of room to store a boat and caravan. The opportunities here are endless with plenty of room to install a swimming pool.

The main living areas are open plan with a quality kitchen, dining and family room overlooking the outdoor alfresco living area. There is a separate wing with 3 queen size bedrooms opening out onto a TV/living area which would be ideal for the children or guests. A king size master suite with a generous walk behind wardrobe and en-suite with spa bath tub is privately situated to the rear of the home.

Look at these additional features:

- Ducted air-conditioning & modern ceiling fans
- Double side access
- Walk-in pantry
- Spa bath to master suite
- 90cm wide oven with 5 plate gas burner
- NBN
- Pay TV access
- LED lighting
- Plumbing to fridge space
- 5,000 litre water tank

This beautiful home is a must see. Don't miss out on this opportunity, call Geoff (your local agent) on 0414 230 130 to arrange your private inspection.

4 BED | 2 BATH | 0 CAR

PRICE:
\$700,000

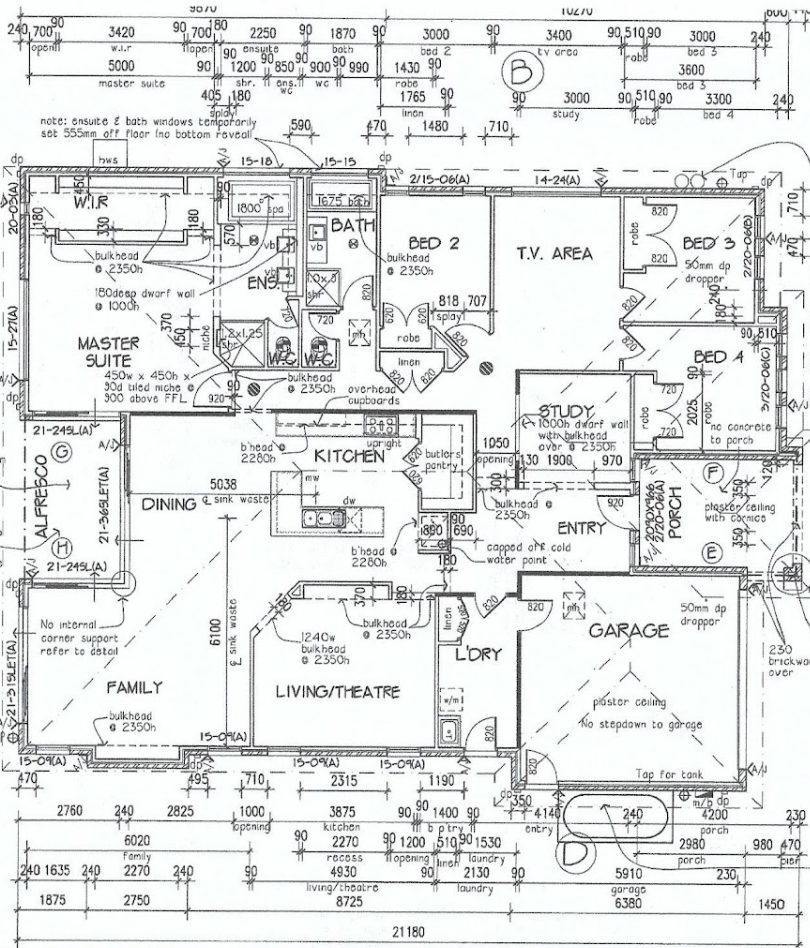
OPEN FOR INSPECTION:
N/A



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PROTECTION
 Energy Efficiency to comply with BCA 3.12
 Energy Efficiency Energy rating of 5.0 stars
 - Wall insulation Thermally Efficient to external timber
 framed walls (not between House & Garage)
 - R2.5 insulation batts to roof space including
 garage
 - Assumes medium colours & drops by owner
 after handover.

DENOTES INTERNAL LOAD BEARING WALLS



CODE	HEAD HEIGHT FROM FLOOR	NOTE: NO INFILL OVER FRONT FACED WINDOWS
A	2135	
B	2275	
C	2322	

TOP OF TIMBER REVEAL HEIGHT 2120
 STEP DOWN AT EXTERNAL DOORS TO COUNCIL REQUIREMENTS
 NOTE: PROVIDE ALUMINIUM AWNING WINDOWS TO FRONT FACADE. ALUMINIUM SLIDING WINDOWS TO SIDES & REAR UNLESS SPECIFIED OTHERWISE

16965
 4250
 4680
 4875
 615
 240
 360
 4200
 4330
 4510
 4800
 5070
 5700
 6180
 6780

1810
 1550
 1810
 1820
 1900
 1990
 2070
 2135
 2275
 2322

1810
 1550
 1810
 1820
 1900
 1990
 2070
 2135
 2275
 2322

1810
 1550
 1810
 1820
 1900
 1990
 2070
 2135
 2275
 2322

PROVIDE GALVANISING TO STEEL STRUCTURES IN ACCORDANCE WITH COUNCIL SALT WATER AREA REQUIREMENTS.

DATE	REVISION	DRAWN
06/08	PRODUCTION AMENDMENTS	D.C.
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18/07	FINAL ISSUE	LAGR
18/06	CONTRACT AMENDMENT	HC
11/06	CONTRACT AMENDMENT	HC
01/06	CONTRACT ISSUE	HC
	DATE	REVISION

GROUND FLOOR PLAN		SHEET 2	HAND LH	Retreat	Stella	CODE: LB028STLQ
DRAWN	CDS-#-14461	GRND FLR	251.0 sqm	PORCH/VER.	13.6 sqm	BASE ISSUE
CHECKED	A-22-05-03	FIRST FLR	N/A	BALCONY	N/A	P-27/03/05
SCALE	1:100	SUB-TOTAL	251.0 sqm	GARAGE	35.2 sqm	PREPARE ISSUE

At Lot 34 Kakadu Circuit, BANKSIA BRACH

5000L SLIMLINE COLoured WATER TANK
 1800X1150W X2600L ON 310CX1400 BRG INER DESIGNED SLAB

NOTES:
 - DIRECT WIRE SMOKE DETECTOR
 - EXHAUST FAN PROVIDING 25 L/SEC CLEAN AIR CORRECTED BUILT-TANGUALLY WITH LIGHT SHUT
 - ARTICULATION JOINT
 - FLOOR TRAP
 - GARDEN TRAP
 - FLOOR TILE EXPANSION JOINT
 - WRITER DIMENSIONS TAKE PRECEDENCE OVER SC
 - ALL WINDOW SIZES ARE NOMINAL
 - BACK DIMENSIONS ARE NOMINAL
 - PROVIDE A 150mm DAM, REMOVABLE INSULATION COVER TO CEILING BELOW BATH & SPA BATHS

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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