



# SOLD

## ANOTHER SOLD BY GEOFF TUTT

This is a light and airy home built on a 811 sqm block with a 22.6 metre canal frontage overlooking spectacular wide angle canal views. There is plenty of room on this property to park your caravan or boat trailer. Located in a quiet area of Banksia Beach, this great home has four bedrooms, or three bedrooms and large office/rumpus room, lounge and dining rooms, two bathrooms and three garages. To the side of the garage you will find a workshop and storage room, ideal for those hobbies.

The king-size master bedroom has a large walk-in wardrobe, en-suite and sliding doors to the balcony with beautiful water views. A great place to relax after a hard day of fishing. Outside you will find a large outdoor living area overlooking the water and an 8 x 3 metre pontoon to moor your boat. If you are into gardening then you will enjoy the two orchid houses and the lovingly tended gardens. Look at these additional features:

- \* Timber floors
- \* Large laundry with storage
- \* Courtyard
- \* Vacuum maid
- \* Reverse cycle air-conditioning
- \* 8 x 3 m pontoon
- \* Water tank & garden shed
- \* Bore water
- \* Emergency lighting system, TV and phone points

This home must be viewed to appreciate all the features it has to offer, so give Geoff (your local agent) a call on 0414 230 130 to arrange your private inspection today.

4 BED | 2 BATH | 3 CAR

PRICE:  
\$820,000

OPEN FOR INSPECTION:  
N/A

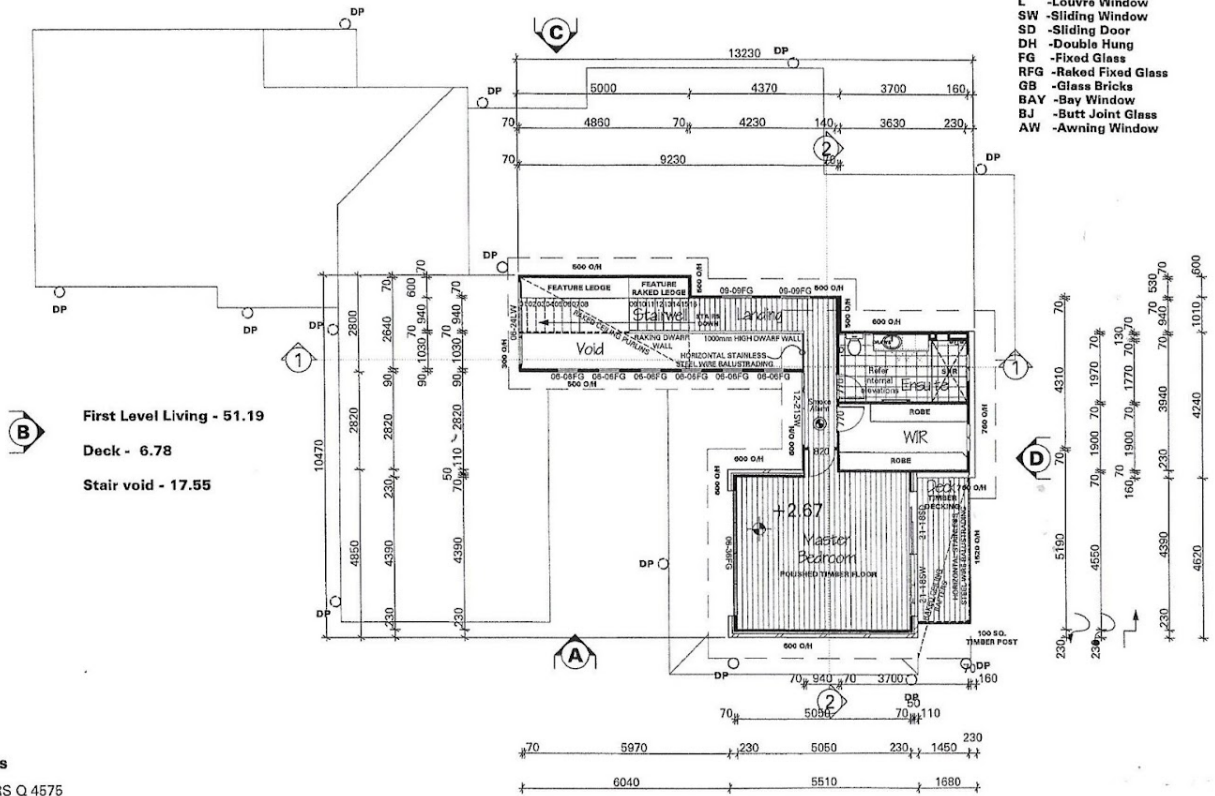


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**WINDOW LEGEND**

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT

- L - Louvre Window
- SW - Sliding Window
- SD - Sliding Door
- DH - Double Hung
- FG - Fixed Glass
- RFG - Raked Fixed Glass
- GB - Glass Bricks
- BAY - Bay Window
- BJ - Butt Joint Glass
- AW - Awning Window



**B**  
 First Level Living - 51.19  
 Deck - 6.78  
 Stair void - 17.55

DO NOT SCALE DIMENSIONS CHECK & VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT/REMOVABLE DOOR TO W.C.

**FIRST LEVEL FLOOR PLAN**

**P.O. Box 704 Caloundra Q. 4551**

Builder  
**Passey Homes**  
 P.O. Box 603  
 KAWANA WATERS Q 4575  
 5493 5002

**Good Building Design**  
 Building Designers

Date: 13/05/02 Scale 1:100 Drawing NO: 2031 SHEET NO. 3 OF 20

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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.