



SOLD

ANOTHER SOLD BY GEOFF TUTT

This well maintained home is located in a quiet area close to all facilities, only 500 metres to the beautiful waters of Pumicestone Passage, and yet still within the catchment area for the award winning Banksia Beach Public School. A great feature of this position, is the short 50 metre stroll to a beautiful lake, ideal facility for taking the pets for a walk or maybe just getting some exercise and relaxation.

To add to the recently renovated kitchen and laundry, this three bedroom, two bathroom, double garage home has a fresh coat of paint, new carpets, blinds and curtains, and a new centurion colourbond garage door. On those really hot days, keep yourself cool with air-conditioning in 2 of the 3 bedrooms and in the main lounge/ living room.

Built on a 600 sqm block, this home has a separate lounge and dining area, landscaped gardens for the gardening enthusiast, and on the right hand side of the home an undercover side access area which will accommodate a camper van, tinny or trailer. There is also the possibility of accommodating a large caravan or boat at the left hand side of the home. Outside to the rear of the property is a large outdoor covered living area with pull down blinds. A great place to relax and entertain family and friends. Look at these additional features:

- 3 x Reverse cycle air conditioning (2.5kw, 3kw, 3.5kw)
- Ceiling fans in each room
- 1.5 kw solar power
- Electronic alarm system
- New hot water system
- Two garden sheds
- Spear pump
- Skylights in the kitchen and dining room
- Friendly neighbours

Don't delay call Geoff (Local Agent) on 0414 230 130 to arrange your private inspection today.

3 BED | 2 BATH | 3 CAR

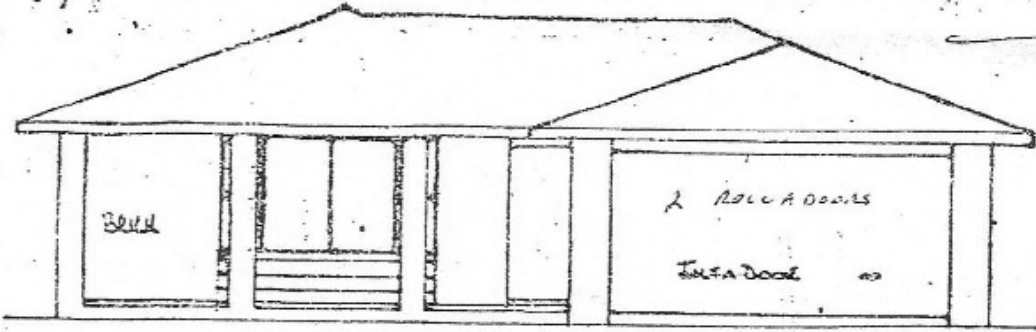
PRICE:
\$465,000

OPEN FOR INSPECTION:
N/A



Geoff and Rose Tutt
0414230130
geoff@atrealty.com.au
www.atrealty.com.au

4^m 300, from Rear of House to boundary

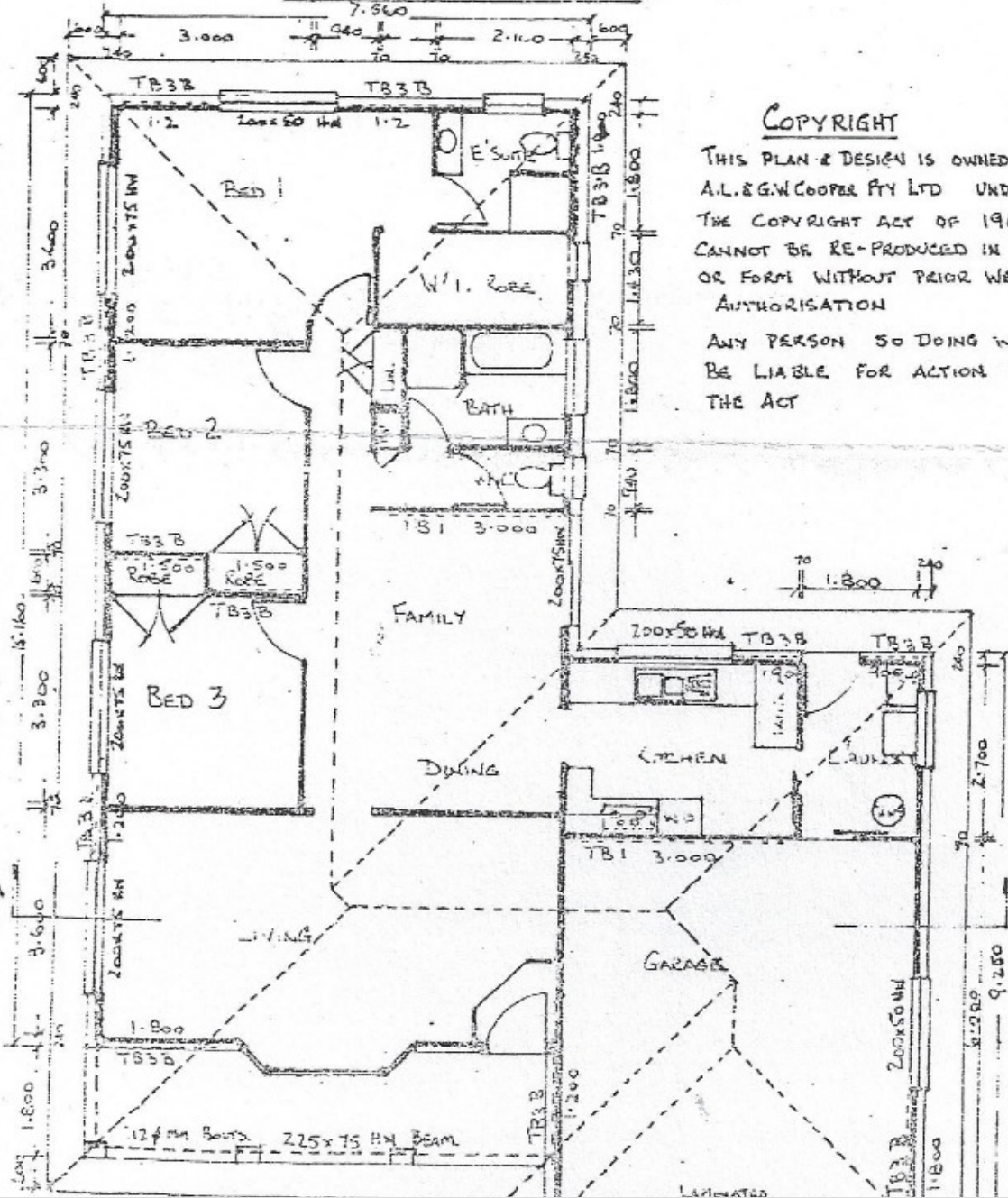


ELEVATION (east)

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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.

PLAN

Scale 1:100