

## FOR SALE

### ANOTHER SOLD BY GEOFF TUTT

This gorgeous high set home built in 2006 on a 737 sqm block overlooking parkland is waiting for its new owners. This is the ideal family home with lots of space to escape and would be ideal for an extended family. The local shopping centre, bowling club, public transport and the award winning Banksia Beach Public Primary School are nearby.

Walking in to the front of the home is a secure courtyard area with covered verandah and double doors leading to an expansive entry way. The ground floor features a large living area with kitchenette, two queen size bedrooms with built-in robes to bedroom 2 and walk-in robe to bedroom 3. A Jack and Jill bathroom with double sinks and bath services these two bedrooms and a separate powder room is available for visitors. The living area downstairs could be quite easily be turned into a fourth bedroom/guest suite.

The upstairs floor of the home with its beautiful timber floors houses the king-size master bedroom with access to a balcony and comes complete with a large walk-in robe and en-suite with double sinks. The kitchen/dining/family room are open plan with the kitchen featuring Caesar stone bench tops, 90cm wide oven and large pantry. There is a rumpus room which leads out to the rear balcony overlooking the swimming pool and a separate powder room is available for guests.

Walking out through sliding doors to the rear of the home you will find the covered outdoor entertainment area overlooking the landscaped gardens and a recently installed 4 x 5 metre swimming pool. Lots of space to relax and entertain family, friends and pets. If you are looking for a home with everything, in a great location, this is for you. Look at these additional features:

- Ducted air conditioning (18 months old) & ceiling fans
- 1.5 kws solar power and solar hot water
- Caesar stone bench tops throughout
- Double garage with drive through access
- 6 x 6 metre double car port
- Side access for a trailer
- 2 x water tanks
- Under stair storage
- Balconies front and back
- 2 x garden sheds (1 - 3 x 3 metre)

4 BED | 2 BATH | 4 CAR

PRICE:  
\$649,000

OPEN FOR INSPECTION:  
N/A



**Geoff and Rose Tutt**  
**0414230130**  
geoff@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



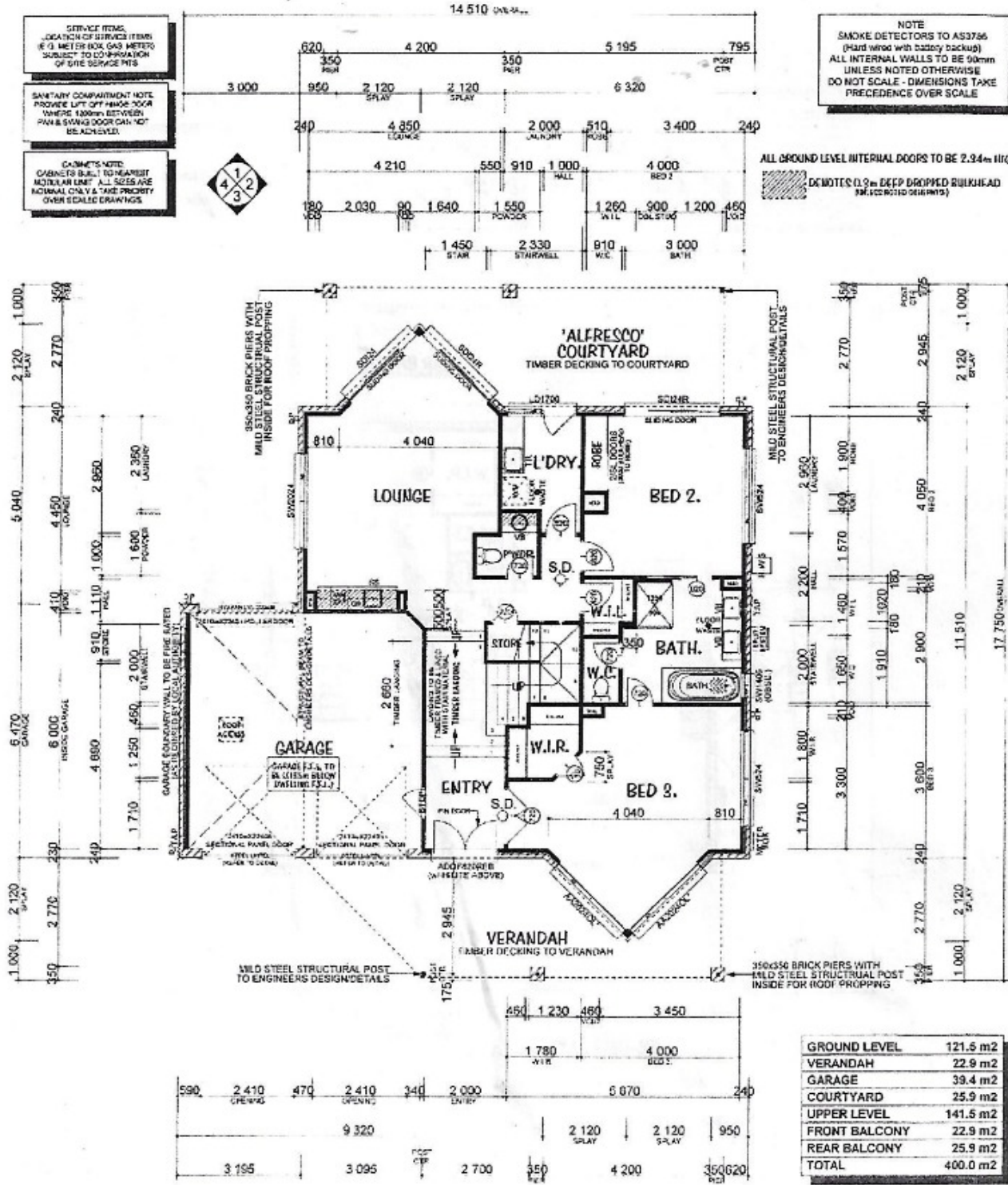
**SERVICE ITEMS**  
LOCATION OF SERVICE ITEMS  
(E.G. METER BOX, GAS METERS)  
SUBJECT TO CONFIRMATION  
OF SITE SERVICE ITEMS

**SANITARY COMPARTMENT NOTE**  
PROVIDE LIFT OFF HANG-DOOR  
WHERE 1000mm BETWEEN  
PAN & SWING DOOR CAN NOT  
BE ACHIEVED

**CABINETS NOTE**  
CABINETS BUILT TO NEAREST  
MODULAR UNIT. ALL SIZES ARE  
NOMINAL ONLY & TAKE PRECEDENCE  
OVER SCALED DRAWINGS

**NOTE**  
SMOKE DETECTORS TO AS3786  
(Hard wired with battery backup)  
ALL INTERNAL WALLS TO BE 90mm  
UNLESS NOTED OTHERWISE  
DO NOT SCALE - DIMENSIONS TAKE  
PRECEDENCE OVER SCALE

ALL GROUND LEVEL INTERNAL DOORS TO BE 2.34m HIGH  
DIMOTES (1.2m DEEP DROPPED BULKHEAD  
IN RECORDED DETAILS)



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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.

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	SIGNED BY:	DATE:	SITE:	Lot 598 SEAEAGLE PLACE BRIDLE ISLAND

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

@realty