

SOLD

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:
\$607,500

OPEN FOR INSPECTION:
N/A



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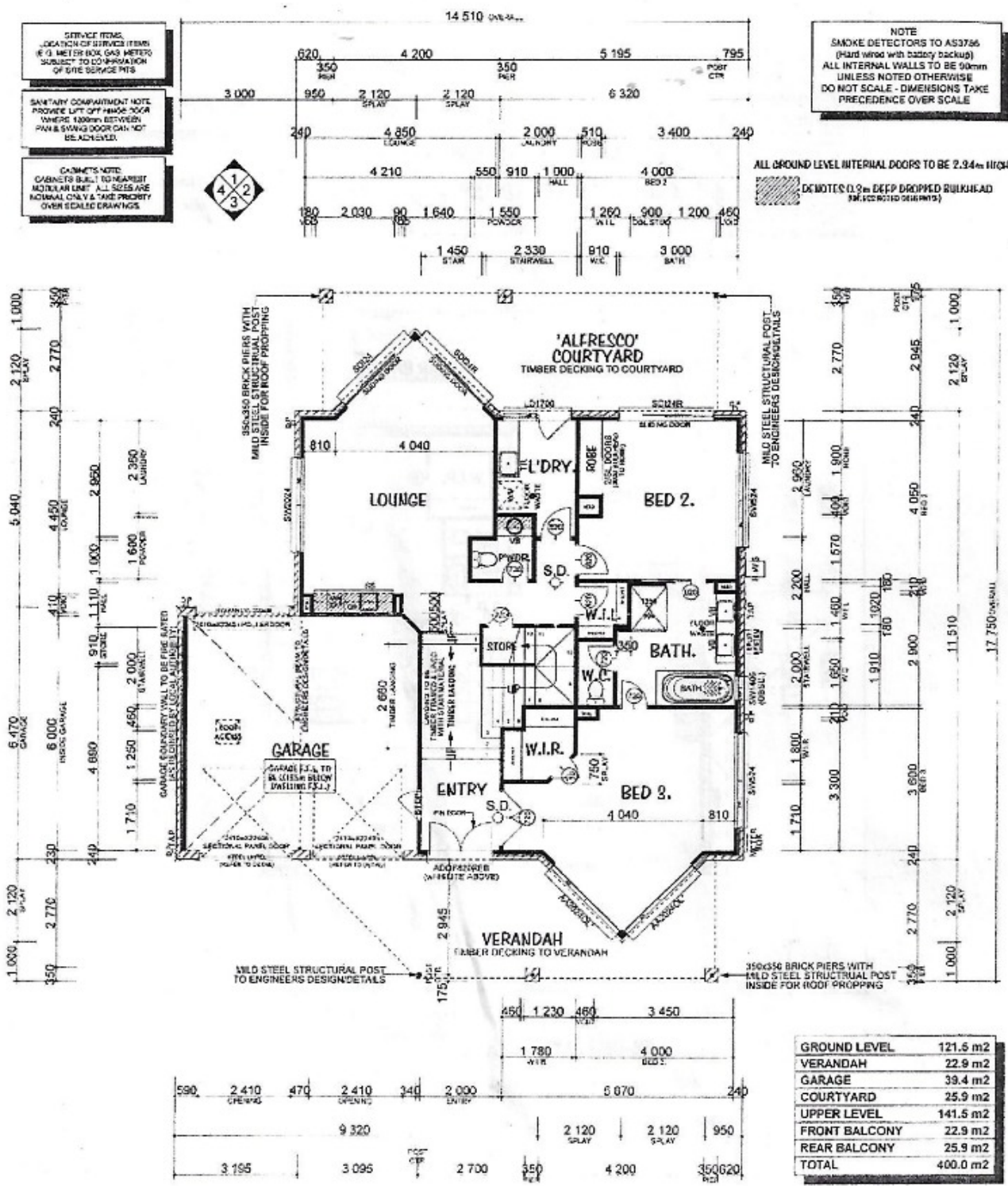
SERVICE ITEMS
LOCATION OF SERVICE ITEMS (E.G. METER BOX, GAS METERS) SUBJECT TO CORRECTION OF SITE SERVICE PITS

SANITARY COMPARTMENT NOTE
PROVIDE LIFT OFF HATCH 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 PRIORITY 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 (1.9m DEEP DROPPED BULKHEAD RELOCATED DIMENTS)



FINAL COPY

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.

	Queensland Pty. Ltd. <small>100% AUSTRALIAN OWNED & OPERATED</small>	AGENTS/CLIENT: _____ DATE: _____ SIGNED/BUILDER: _____ DATE: _____	CLIENT: SIMONDS HOMES P/L SITE: Lot 698 SEAEAGLE PLACE BRIBIE ISLAND	DRAWING NO: TPH/MS/1307/05 DATE: 13/07/05	GROUND LEVEL FLOOR PLAN	3 OF 9 SHQ05017 1:100 B
		100% AUSTRALIAN OWNED & OPERATED 100% AUSTRALIAN OWNED & OPERATED	SIMONDS HOMES P/L 100% AUSTRALIAN OWNED & OPERATED	TP/MS/1307/05 13/07/05	1:100	B

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