



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

This is a lovely duplex located in a quiet area of Banksia Beach close to all facilities and just a stroll to the local shopping centre, bowling club and public transport. This is a great opportunity to acquire a beautifully presented low maintenance canal home on the prestigious waterways of Banksia Beach.

The home has three spacious bedrooms with large built-in wardrobes, the master with en-suite. A spacious living/dining/kitchen area with a vaulted ceiling overlooks the water. There are two bathrooms, the main having a bath with spa and double vanity. A private courtyard is located to the front of the home and side access is available to house a caravan, boat and trailer.

Outside to the rear of the property through sliding glass doors is a large undercover outdoor living area with glass fencing allowing views to the pontoon and water. Plenty of space here to relax after a day of fishing. Look at these additional features:

- Updated kitchen and bathrooms
- Split system air conditioning to the living area & master bedroom
- Ceiling fans
- New dish washer
- Single lock up garage with access into the courtyard
- 5000 water tank
- 2 garden sheds
- 7 x 3 metre pontoon
- Security screens
- No Body Corporate Fees

Don't delay, call Geoff (your local agent) on 0414 230 130 to arrange your private inspection today.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$630,000**

**OPEN FOR INSPECTION:**  
**N/A**



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