



## FOR SALE

### DESIRABLE HOME IN TUGUN - ONLY MINUTES FROM THE BEACH

This dual living home is waiting for the astute buyer to come along and put on the finishing touches. With 2 living areas or rent one area out this home offers so much.

#### STREET LEVEL:

- Large laundry
- Open plan kitchen, lounge, bedroom
- bathroom and toilet

#### UPPER LEVEL:

- Lounge / Dining area
- Kitchen with double sink
- Meals area
- 3 Bedrooms (2 accessing balcony) all with BIR
- Large bathroom with bathtub and separate shower
- Large separate toilet

#### EXTERNAL:

- Private covered entertaining alfresco
- Low maintenance gardens
- Lock up garage plus carport for tenant car/ boat etc (room for extra cars in driveway)

#### EXTRA FEATURES:

- Solar Electricity
- Timber floor board up stairs
- Ceiling Fans in 3rd bedroom and lounge
- Front balcony perfect place for a morning cuppa
- Garden shed 3x3m
- Fridge space is 1080cm x 610cm
- Corner block

4 BED | 2 BATH | 3 CAR

#### PRICE:

Offers over \$650,000

#### OPEN FOR INSPECTION:

N/A



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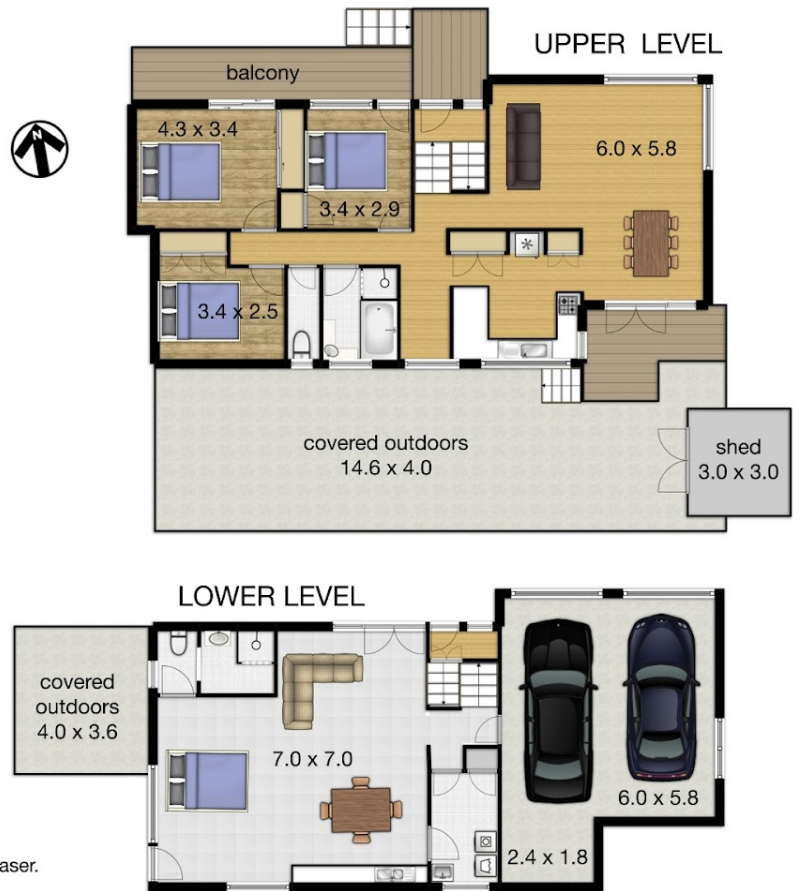
[smytheproperties.com.au](http://smytheproperties.com.au)

# 6 Mirreen Drive, Tugun

Total Approximate Covered Area 285 sqm  
Total Land Area 530 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.