



# FOR SALE

## CANAL LIVING – ALL ABOUT LOCATION

This is a great double storey duplex is located in one of the most sought after areas on the Island with the canal being close to the deep water of the Pumicestone Passage. Just a stroll away is the local shopping centre, parks, primary school, the Solander Bowls Club and public transport. One of the great features of this home is the side access and hard stand for a caravan. The rates for this property are approx. \$2800 per annum which includes the canal levy.

The home has four spacious bedrooms (3 up and 1 down) 3 with built-in wardrobes, the master with en-suite. A spacious living/dining/kitchen area with a vaulted ceiling overlooks the expansive outdoor living area to the water. A separate lounge area gives additional space to escape and there are two bathrooms upstairs and toilet downstairs.

Leading out from the living area is the large covered outdoor entertainment area overlooking the water. A bonus for those who are keen on fishing or boating in general, is the pontoon to moor your boat. Look at these additional features:

- New 12.5 kw reverse cycle air-conditioner
- Easy care gardens
- Water tank
- 2 garden sheds
- 10 x 3 metre pontoon
- Plantation shutters to master bedroom
- No Body Corporate Fees

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

4 BED | 2 BATH | 2 CAR

### PRICE:

Offers over \$715,000

### OPEN FOR INSPECTION:

N/A



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