



## FOR SALE

### OUTSTANDING OUTDOOR ENTERTAINER

Conveniently positioned, this family residence on 963m<sup>2</sup> offers outstanding outdoor entertaining with a magnificent swimming pool & waterfall, and expansive entertaining area. Thoughtful central kitchen with huge servery enjoying green garden aspects, 4 burner gas cooktop and wok, double fridge space, dishwasher and island bench.

Catering for the entire family offering 4 bedrooms, 2 bathrooms and office nook. Ample car parking for all the cars and toys with a double lock up garage, double undercover carpark and double side access for caravan & boat. Other features include corner spa bath, air conditioning, fans, security screens, 6.5Kw solar system, insulation and fully fenced rear backyard.

This family entertainer is close to parks, schools, day-care, public transport and amenities. A short drive of only 13 minutes to the CBD, and 15 minutes to the airport.

Rental appraisal \$480-\$490 per week aprox  
ROI 5.5% aprox

4 BED | 2 BATH | 4 CAR

#### PRICE:

Offers Over \$449,000

#### OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

132 Loridan Drive, Brinsmead

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.