



SOLD

ANOTHER SOLD BY GEOFF TUTT

Do you need a home for your large family, extended family or plenty of space for family and friends to visit? Then come and see this imposing 47.94 square two storey Clarendon home with 4 bedrooms, retreat/5th bedroom, 4 living areas, 3 bathrooms and double garage home sitting on a large 923 sqm block. Situated in a quiet cul-de-sac, only a few minutes' walk from the local award-winning Banksia Beach Public Primary School, this is the ideal location.

Walking in to the large entrance hall, you will find a staircase leading to the 4 bedrooms and a large rumpus room on the top level. The master bedroom features a parent's retreat, large ensuite bathroom and walk-in wardrobe. Downstairs, enjoy cooking in your large kitchen with granite bench tops or relaxing in one of three living areas. There is a large study/retreat with wardrobe space making it ideal for a 5th bedroom. Outside is a large undercover living area overlooking the large swimming pool and spa, plenty of space for entertaining! Look at these extra features:

- 2 bathrooms upstairs and 1 down
- Wide plumbed fridge space & 5 burner gas hot plates
- Loads of storage space
- Air conditioning and ceiling fans
- 6 x 4 metre shed/workshop
- 5,000 litre water tank

Call Geoff today on 0414 230 130 to arrange your private inspection.

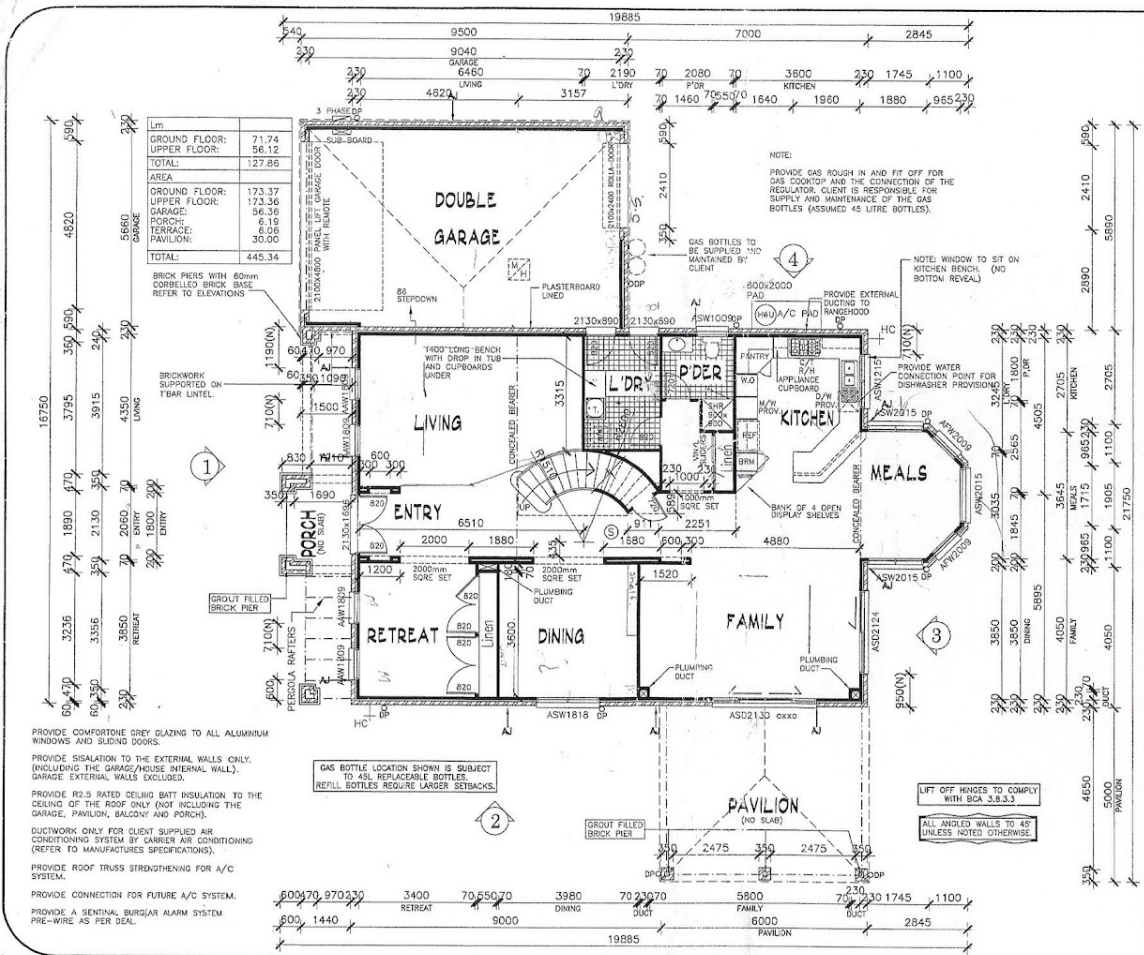
4 BED | 3 BATH | 2 CAR

PRICE:
\$625,000

OPEN FOR INSPECTION:
N/A



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AMENDMENTS		
ISSUE	DATE	DESCRIPTION
A	06/01/04	QUOTATION ISSUE
B	16/01/04	BUILDING AGREEMENT ISSUE
C	04/02/04	A1 AMENDMENT
D	16/04/04	CONSOLIDATION ISSUE

NOTES:

- * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS
- * ALL SQUARE SET OPENINGS ARE 2170mm HIGH UNLESS SPECIFIED
- * PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3661.1
- * ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1984-1999
- * LOCATION OF SMOKE ALARM TO COMPLY WITH BCA CLASS 1 + 10 PART 7.2.2 & WITH AS3786

GROUND FLOOR PLAN

MODEL
PARKLANE
REGENT

Signature Series

LEFT HAND GARAGE

SITE ADDRESS
Lot 640 WINGBET COURT,
BANKSIA BEACH

CLIENT

DESIGN & CONSTRUCTION BY
CLARENDON HOMES
(AUST) PTY. LTD.

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SPRINGWOOD QLD 4127
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* THESE PLANS FORM "ANNEXURE C" OF THE BUILDING CONTRACT

DRAWN	C.H.	DATE	16/04/04
SCALE	1:100	CHECKED	J.B.
SHEET	2	JOB No.	71.2700

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.