



## FOR SALE

### RUNAWAY BAY - PRIVATE - GARDENER'S DELIGHT - FAMILY HOME

This is a spacious 4-bedroom family home and garden designed in mind for the large family. First time on the market since 2003. Planned and built by the owner, a registered builder in 1989 to live in. The builder has insulated 95% of the walls making this a very quiet dwelling. The house and veranda face's North capturing the warmth of the morning sun. This fully fenced brick corner block measures 669m<sup>2</sup>. Double front gates lead to a formal entry.

The master bedroom is to the left and is 4x4.5m in size. Large windows giving an outlook to the garden. Fully tiled bathroom with adjoining walk-in robe and ensuite which features his/hers basins, large sunken shower, separate toilet.

Positioned on your right, very large lounge room with veranda access.

Walk thru to the fully tiled open plan kitchen/dining area, facing north overlooking the extensive garden area. Glass sliding doors to the veranda with 3 large windows, these rooms have great natural lighting. A very large walk-in vented pantry has lots of easily accessible shelving with white melamine easy to clean. Large fridge area. The kitchen/dining room also has access to the DLUG making shopping unload easy. The double garage is 6m wide and 5.9m long plus storage. Manhole storage space.

To the rear of the house is a hallway, this buffers the bedrooms from the main house. Large tiled laundry with bench, laundry tub, full-length double door storage cupboard and outside access to the clothesline, wide area, stoned and paved and concrete.

A separate toilet and bathroom featuring a shower, bath and fully tiled. Good size storage cupboards in the hallway.

The foundations of the garden were laid 15 years ago with over 30 varieties of Bromeliads and Orchids being sourced from far North Qld. It has flourished into a magnificent tropical garden providing picture views from nearly every window in the house and flowering plants that bring in plenty of local birdlife. The garden is designed to be low maintenance and has a fully automatic watering system. It also has a spear bore and a new pump.

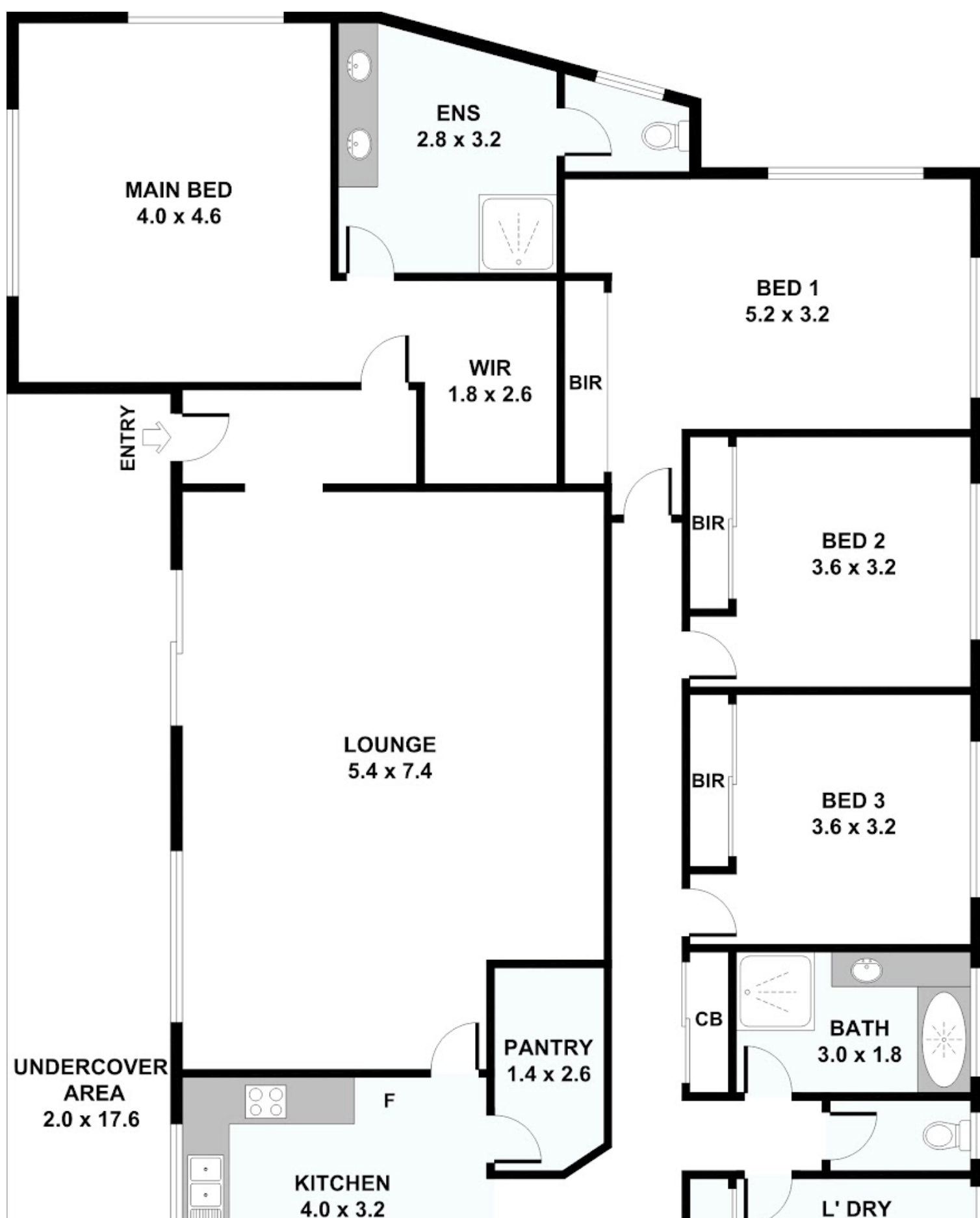
4 BED | 2 BATH | 2 CAR

PRICE:  
\$780,000

OPEN FOR INSPECTION:  
N/A



**Dianne Erceg**  
**0452667606**  
dianne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

**DINING / LIVING**  
**4.0 x 5.6**

**GARAGE**  
**6.0 x 6.6**