



# FOR SALE

## ANOTHER SOLD BY GEOFF TUTT

This is a quality well-maintained double storey home with high 9 ft ceilings, ideal for the entertainer or those with extended family and built on a large 981 sqm block with a 20 metre canal frontage in a quiet area of Banksia Beach. Electric gates keep the home private and safe.

Facing South East to the water, the home has four bedrooms, office/media room/guest room downstairs, three bathrooms, open plan kitchen/family/dining area, formal living/dining rooms and double garage. The king size master suite with en-suite and walk in robe is privately located to the rear of the home overlooking sparkling water views. The other three bedrooms are queen size with built-in robes.

The quality kitchen features granite bench tops, Tasmanian Ash timber cupboards, insinkerator, integrated dishwasher, water filter tap, pantry, wide fridge space with plumbing, built-in convection microwave, Miele steam oven, AEG pyrolytic oven and servery to the outdoor entertainment area. To the rear of the home is a covered outdoor entertainment area the length of the home, so no problem entertaining family and friends. All of this space overlooks the gorgeous in-ground 7.9 x 3.8 m salt water swimming pool to the pontoon and the canal. An added bonus are the lovingly tended gardens with vegetable plots and the outdoor built in barbeque area. Himalayan sandstone paving graces the back yard. Look at these extra features:

- Black forest timber floors to family room area
- Reverse-cycle air conditioners to all areas of the home
- Back to base security system, internal & externals with visual cameras
- Automatic water system on bore & water tank to front & rear gardens
- Laundry chute to the laundry from walk-in robe
- Linen cupboard upstairs
- Caesar stone bench tops to bathrooms
- Space under stair area suitable for an office or study
- 5 x 3.8 m pontoon

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**SOLD BY GEOFF TUTT**

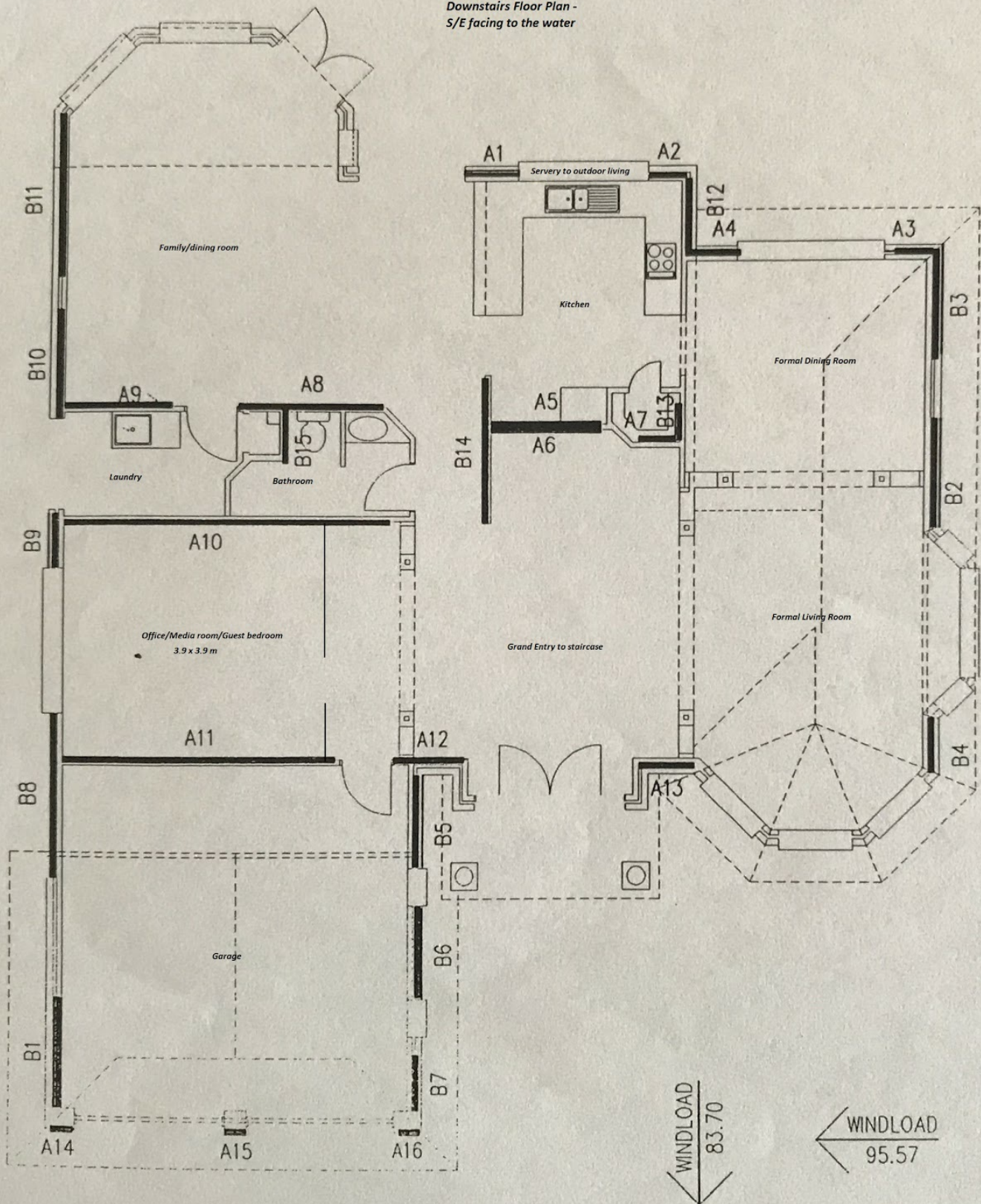
**OPEN FOR INSPECTION:**  
**N/A**



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Downstairs Floor Plan -  
S/E facing to the water



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.