



FOR SALE

GORGEOUS HOME WITH CANAL VIEWS AND SIDE ACCESS FOR A CARAVAN OR BOAT

PROPERTY INSPECTIONS - Due to the current situation regarding Corvid 19, we are unable to perform open homes at the present time. However, we are able to provide private inspections in accordance with the Department of Health guidelines as well as video calls if required.

This modern 31.87 sqm open plan home is built on an 840 sqm block in a quiet cul-de-sac in Bongaree with great long views of the canal. Located close to shopping facilities and only a short walk to the Pumicestone Passage this is the ideal position.

The home features five bedrooms, open plan kitchen/dining/living, media room, a second living room, study nook, two bathrooms, powder room and double garage.

The large chef's kitchen is fitted out with Caesar stone bench tops, large butler's pantry, five burner gas stove, built-in dishwasher and plumbed fridge space. The king-size master bedroom is located privately to the rear of the property with the other three bedrooms leading off a 2nd living room. The living area to the rear of the home leads out to a massive decked outdoor entertainment area overlooking the swimming pool and canal. A great place to entertain family and friends. Look at these additional features:

- Fully ducted air conditioning
- Raised Ceilings (2.74m)
- Powder room accessible from the deck
- Instantaneous gas hot water system
- Large laundry with lots of storage

Don't miss out on this spectacular opportunity, give Geoff a call on 0414 230 130 to arrange your private inspection today.

5 BED | 2 BATH | 2 CAR

PRICE:
\$795,000

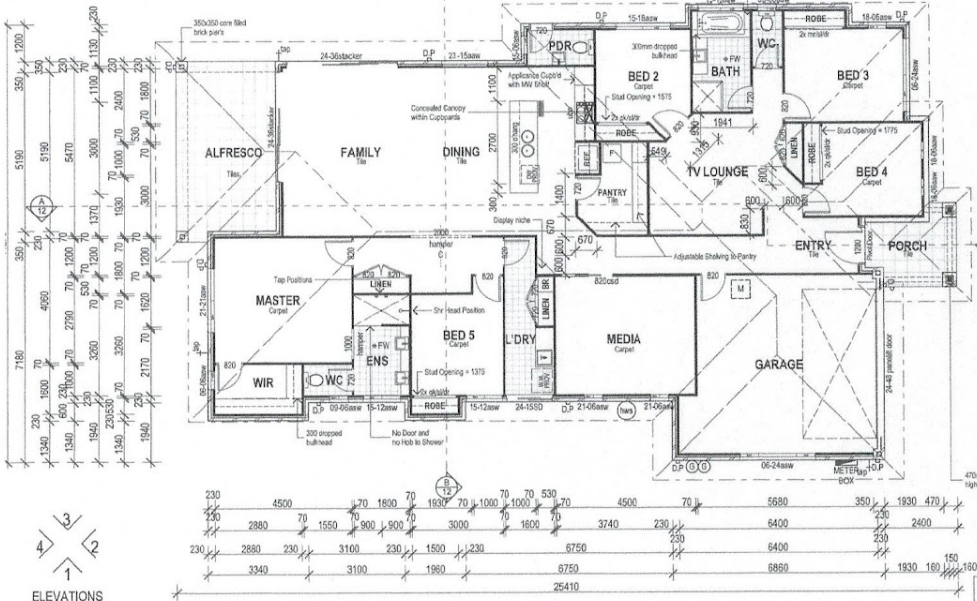
OPEN FOR INSPECTION:
N/A



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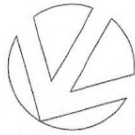
NOTES:

- * Lift off hinges to WC door
- * I.L.C. External and internal doors & windows to be measured on site and confirmed by builder
- * Banking to external walls
- * Insulation to ceiling (bring only) R2.5 batts
- * Mechanically vented rooms without natural ventilation
- * All shower trays to be AAA rated
- * Maximum water supply pressure not to exceed 600kpa at any outlet
- * Water supply outlets to have WELS rating
- * Toilet cisterns to have dual flush, 5/3 litre
- * All internal joinery height at 2400



FLOOR PLAN
SCALE 1:100

NOTE: REFER TO SLAB LAYOUT PLAN SHEET 8 FOR SLAB SETOUT



Chelbrooke Homes

Builder: Chelbrooke Homes Pty Ltd
Address: 1985 Township Dve.
W Borlough QLD 4218
Phone 07 5520 7300 Fax 07 5520 7311
A.B.N. 41 962 723 833
NSW B.L.N. 1985/200
Qld B.L.N. 81166

MEMBER OF

Master Builders

CHARTERED MEMBER OF

HIA

building design
association of
queensland inc.

STUART OSMAN
BUILDING DESIGNER

Phone 07 5520 0101 Fax 07 5520 0102
PO Box 100, Borlough QLD 4218
Address: 277 The Range Drive
WATERLOO QLD 4218
NSW B.L.N. 1985/200
Qld B.L.N. 81166
Email: stuart@stuartosman.com.au

CLIENT
CHEL BROOKE HOMES

PROJECT
**PROPOSED RESIDENCE
LOT 468 No.3
TILIA CRT
BONGAREE**

DRAWN BY: C.V/PLH CHECKED BY: EC
DESIGN: CLIENTM

DATE: A 03/04/13

SCALE: 1:100 @ A3
AMENDMENTS: S11614 13 CS10513

SHEET NUMBER: 5 of 14

JOB NUMBER: **5040**

FLOOR AREAS

LIVING AREA:	232.14 sq.m
GARAGE:	38.78 sq.m
ALFRESCO:	18.63 sq.m
PORCH:	6.52 sq.m
TOTAL:	296.07 sq.m 31.67 sq.m

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