



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

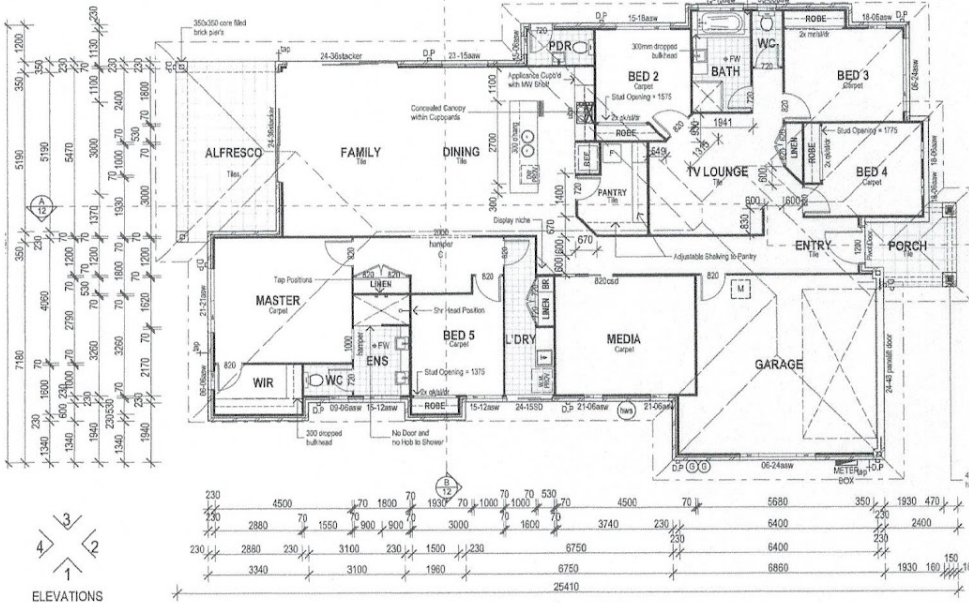
OPEN FOR INSPECTION:
N/A



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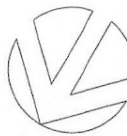
NOTES:

- * Lift off hinges to WC door
- * All External and internal doors & windows to be measured on site and confirmed by builder
- * Backing to external walls
- * Insulation to ceiling (living only) R2.5 batts
- * Mechanically vented rooms without natural ventilation
- * All airways shall be to AAA rated
- * Maximum water supply pressure not to exceed 500kPa at any outlet
- * Water supply outlets to have WELS rating
- * Toilet cisterns to have dual flush, 5/3 Lite
- * All internal joinery height at 2400



FLOOR PLAN
SCALE 1:100

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



Builder: Chelbrooke Homes Pty Ltd Address: 1985 Township Dve. W Burleigh QLD 4219 Phone 07 5520 7300 Fax 07 5520 7311 A.B.N. 41 062 723 632 NSW BUL 1005722 OK BUL 81366	
CLIENT CHEL BROOKE HOMES	
PROJECT PROPOSED RESIDENCE LOT 468/No.3 TILIA CRT BONGAREE	
DRAWN BY C/VIPLH	CHECKED BY SO
DESIGN CUSTOM	
DATE A 03/04/13	
SCALES 1:100 @ A3	AMENDMENTS CS10513
SHEET NUMBER 5 of 14	
JOB NUMBER 5040	
FLOOR AREAS LIVING AREA: 232.14 sq.m GARAGE: 38.76 sq.m ALFRESCO: 18.63 sq.m PORCH: 6.62 sq.m TOTAL: 296.17 sq.m 31.87 sq.m	
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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.