



SOLD

ANOTHER SOLD BY GEOFF TUTT

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.

Set on a prime 707 sqm block of land is this beautifully designed high set Mancorp built home with direct access to the first fairway of the renowned Pacific Harbour Golf course. Within walking distance, is the club house with its restaurant, bar, cafe, gymnasium, 25 metre swimming pool and tennis courts.

This quality home built in 2013 has four large bedrooms (2 up and 2 down), open plan living, two bathrooms and an extra wide garage to store that all-important golf buggy. A large balcony leads off from the two bedrooms upstairs where you can take in those magnificent golf course views.

There is through access from the garage to the rear of the home which allows for a golf buggy to be driven directly through gates to the fairway. The large open plan living area leads out to a covered outdoor entertainment area overlooking the pristine fairway of the golf course. Look at these additional features:

- Reverse cycle air conditioning and ceiling fans
- Lots of storage with additional storage under the staircase for a wine cellar
- Neutral carpets and tiles
- Side access for boat etc, spear pump, termimesh, shed and 3.5 kws solar power
- Lots of space for a swimming pool

The features of this home are just too many to list, so give Geoff (your local agent) a call on 0414 230 130 now to arrange your private inspection.

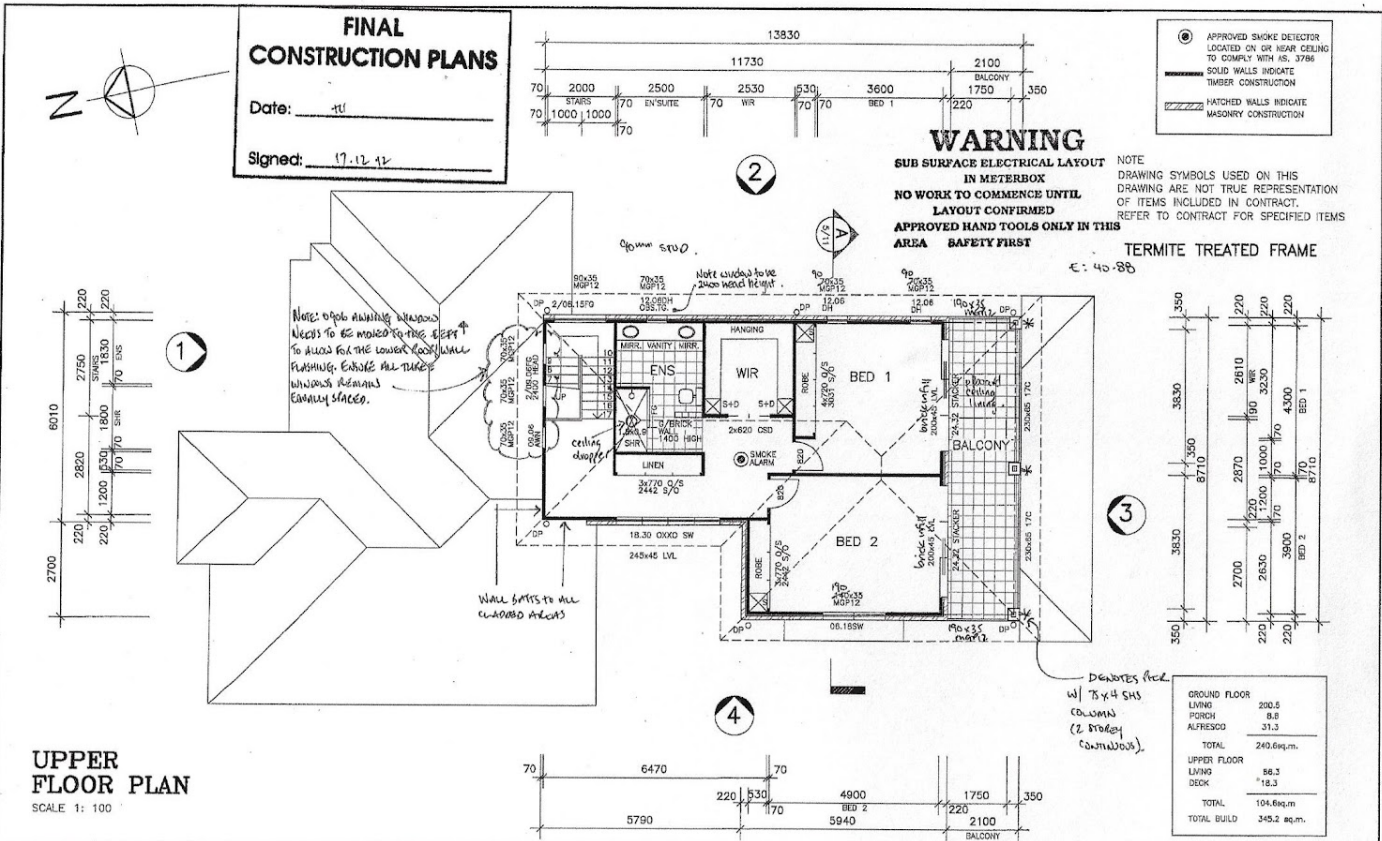
4 BED | 2 BATH | 2 CAR

PRICE:
\$744,000

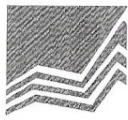
OPEN FOR INSPECTION:
N/A



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UPPER FLOOR PLAN
SCALE 1: 100



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NOTE 1
* ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA AND AS. 1854.2 - 1999 TIMBER FRAMING MANUAL.
* WINDOW CODES DENOTE HEIGHT * WIDTH e.g. 1218 - 1200 HIGH x 1800 WIDE.
* DIMENSIONS TO BE VERIFIED BY CONTRACTORS PRIOR TO PREPARATION OF SHOP DRAWINGS OR MANUFACTURING. DIMENSIONS TAKE PREFERENCE OVER SCALE.

AMENDMENTS			CLIENT
ISSUE	DATE	DESCRIPTION	
A	13/11/12	WORKING DRAWING	PROJECT PROPOSED RESIDENCE
B	04/12/12	ENSUITE CHANGES	LOCATION LOT 8 VANILLALILY CLOSE, BANKSIA BEACH.

DRAWN: A.WATTS	CHECKED: <i>[Signature]</i>
DATE: 04/12/12	SCALE: AS SHOWN
JOB NO.	SHEET No. 3 OF 11

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.

