



SOLD

SOLD! SUPERB FAMILY HOME IN OUTSTANDING WELLINGTON POINT LOCATION!

SOLD!

Ladies and gentlemen, we are proud to present this wonderful family home!

Situated on a large, level and private 754m² block in a whisper-quiet section of Wellington Point's sought-after "Montgomery Park Estate", the home is immaculately presented inside and out, upstairs and down.

The home is ideally suited to families looking for space, style and quality, and its many features include:

- * 4 bedrooms including one on the lower level that could also serve as an office / study
- * large master bedroom with a spacious walk-in robe, an ensuite and expansive views
- * high vaulted ceilings in the lounge room plus fully ducted air-conditioning throughout
- * central kitchen with island-bench & quality appliances incl double-drawer dishwasher
- * spacious and separate relaxed and formal living / dining spaces that flow seamlessly
- * large remote-control double garage with additional powered storage areas in ceiling
- * beautifully presented throughout with fresh paint and carpet both upstairs and down
- * spacious and private outdoor entertainment area that captures the fresh bay breezes
- * large & well-manicured backyard with a fantastic cubby-house that the kids will love!
- * full side access to the back yard via double gates + loads of space for a pool or shed
- * large solar power array + solar hot water system to keep electricity bills to a minimum
- * superb location close to Wellington Point IGA, local schools and train + bus transport
- * short drive to Wellington Point's renowned cafes and restaurants as well as the beach
- * only 30 minutes drive to the heart of Brisbane CBD and 45 minutes to the Gold Coast

Folks, homes of this size and quality in this good a location will not remain available for long.

This is your chance to enjoy the best of Wellington Point's beach-side lifestyle, if you're quick.

So don't miss out! Call now, buy today and enjoy your future!

4 BED | 3 BATH | 2 CAR

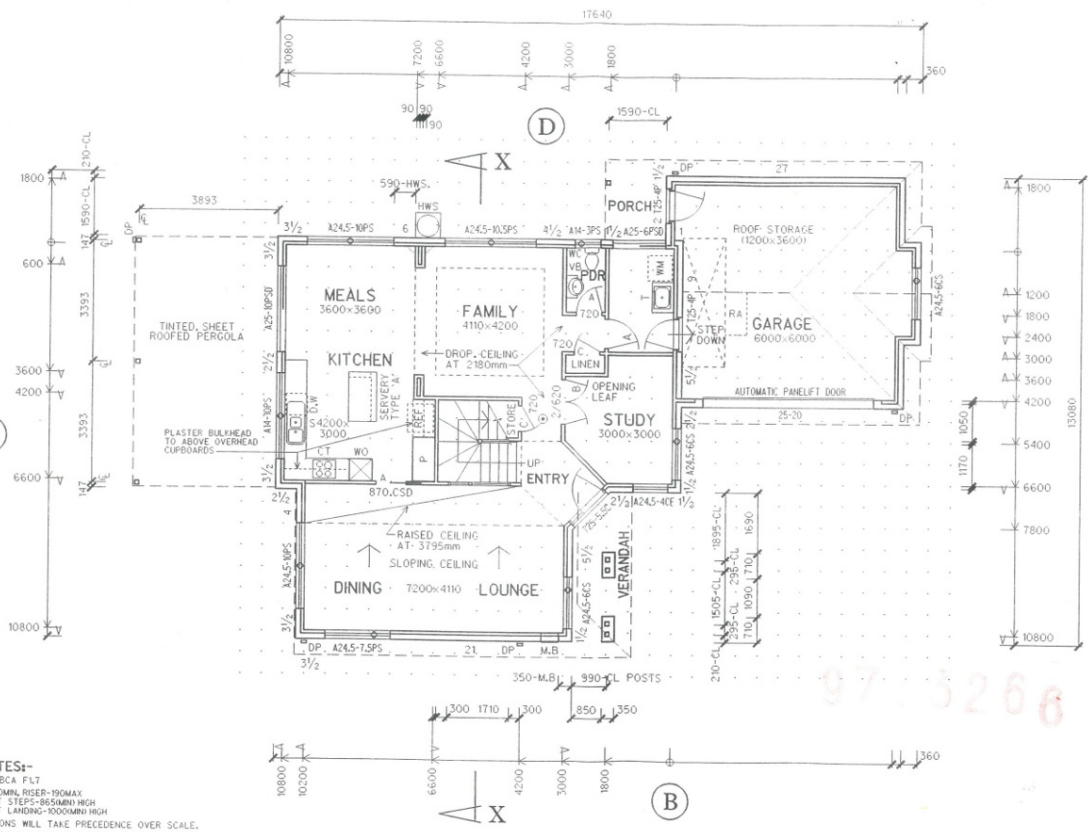
PRICE:
\$685,000

OPEN FOR INSPECTION:
N/A



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EVENT	NAME / DATE
CONTRACT COUNCIL	WGP 26/06/97 WGP 17/07/97



- GENERAL NOTES:-**
- WET AREAS TO BCA FLT
 - STEPS: TREAD-250MM, RISER-150MM
 - BALUSTRADE : AT STEPS-850MM HIGH AT LANDING-1000MM HIGH
 - WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
 - UNLESS OTHERWISE SHOWN, HINGED DOORS TO BE 820-WIDE.
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:
 - EXTERNAL 240mm + 110 BRICK + 40 CAVITY + 90 STUD
 - OR
 - EXTERNAL 220mm + 110 BRICK + 40 CAVITY + 70 STUD
 - INTERNAL 70 / 90mm STUD
 - REF. FIRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
 - NO SLAB TO VERANDAH, PORCH OR CAR ACCOMMODATION UNLESS OTHERWISE SHOWN
 - ON THIS PROJECT WE SHALL BE USING DOWELBARS IN ACCORDANCE WITH AUSTRALIAN STANDARDS 3660.1 AS PER BUILDING CODES OF AUSTRALIA FOR THE PROTECTION AGAINST TERMITE INFESTATION.

- CIRCLE INDICATES WINDOW OPENING SASH POSITION AS PER MANUFACTURERS SPECIFICATIONS
- ARROW INDICATES SIDE OF GRID STUD WALL IS LOCATED
 - (RA) - ROOF ACCESS
 - (CV) - CEILING VENT
 - (SD) - SMOKE DETECTOR

WET AREA	ROOM SIZES
BATHROOM	
ENSUITE	
POWDER	1110x1800
LAUNDRY	1800x2910
W.C.1	
W.C.2	
VESTIBULE	

RESIDENCE FOR:
LOT 236 DALSTON STREET
WELLINGTON POINT,
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GROUND FLOOR PLAN						RH 02g1	
DESIGN	ELEV	ACCOM	SPEC	CAR	STATE	SCALE: 1:300	
1997	T00	6	316.3	0	1	CONP	GRID FL 112.7m ²
	L.E.D	CONTRACT	CONSOND	S.I. No.	ISSUE		PERM FL 75.9m ²
DRAWN:	DS	30/11/95		GEN:	0	20/12/95	TOTAL FL 192.6m ²
CHECKED:	MD	16/12/95		HT:	0	20/12/95	VERANDAH 35.3m ²
							CAR ACC. 42.6m ²
							HOUSE TOT 271.5m ²

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.