

# FOR SALE

## ANOTHER SOLD BY GEOFF TUTT

**PROPERTY INSPECTIONS** - We will be providing inspections in accordance with the Department of Health guidelines.

This quality open plan 400 sqm Mark Wust built home was built in 2007 on a large 704m2 block within the elite golf course estate. With its 4 bedrooms, 2 bathrooms, study, media room, flexi-room, 2 garages and side access for the boat, this home has everything a professional couple, family or extended family could need.

The large main bedroom is situated at the rear of the home so affords lots of privacy and boasts a luxury ensuite with spa bath and double shower. Two of the other 3 bedrooms open up to the study and flexi room which could be used as a childrens' playroom or another sitting area.

Open plan kitchen/dining/living areas with high ceilings open up through stacking sliding doors to an under roofline outdoor entertainment area with ceiling fans and quality sandstone pavers. The second entertainment area is beautifully positioned under a 3 x 3 metre bali style gazebo. Extra features include a built-in barbeque with granite bench top and a stunning water feature.

There is a massive laundry with built in cupboards lining the length of the room so no lack of storage space here! The garage measures 7 x 6.4 metres and also has storage cupboards running the whole width of the space. Look at these additional features:

- Side access with concrete pad
- Ducted multi-zoned air conditioning and ceiling fans
- 4.7 kw solar power
- 15,000 litre underground water tank plumbed to laundry & toilets
- Fully automated in ground watering system
- Termite barrier system which is serviced on a regular basis
- Provision for plumbed-in refrigerator
- Lofra gas stove with 5 gas burners and electric stove
- Twin drawer dishwasher
- Granite bench tops to kitchen

This property has to be seen to appreciate all the features it has to offer so don't delay give Geoff (local agent) a call on 0414 230 130 to inspect.

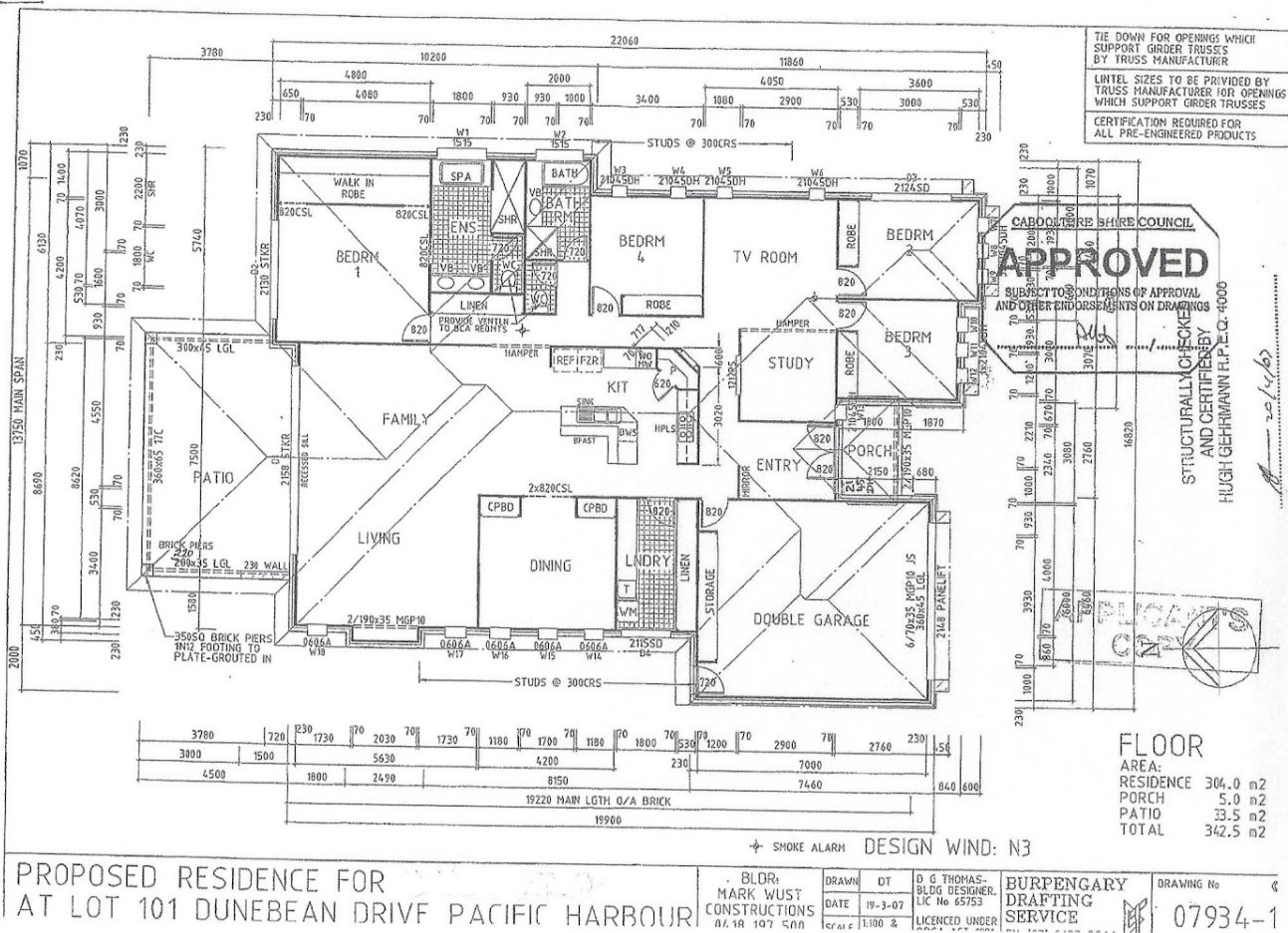
**4 BED | 2 BATH | 2 CAR**

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

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



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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.