



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

If you are looking for a recently renovated low set home on the canal with secure space to store a caravan and all the toys, then this home is for you. Built on an 837 sqm block with low maintenance gardens, this home is situated in a quiet South facing cul-de-sac position with private gardens. The local shopping centre, Banksia Beach Primary School, Bowls Club, Pacific Harbour Golf & Country Club and public transport are located nearby.

Nothing to do here, the floors have recently been replaced with vinyl planking to the living areas, carpeting to the bedrooms and new en-suite. The home has four bedrooms, two bathrooms, spacious open plan kitchen/living/dining area, formal living and dining, separate multi-purpose room and triple garage. The king-size master bedroom with wheelchair friendly en-suite and dressing room/walk in robe is privately located to the rear of the home with water views. To the other side of the home the other three bedrooms with built-in robes are centred around the multi-purpose/children's play room. A great space for the children or guests.

To the rear of the home is the spacious open plan living/kitchen/dining area with new appliances and plumbed fridge space overlooking the large outdoor living area, covered spa and water views. Located at the water side of the property is a 8.1 x 3.5 metre pontoon with power and manual winch suitable for a boat up to 6 metres and complete with power and water. Plenty of space here to entertain family and friends. Look at these extra features:

- Reverse-cycle air con, ceiling fans & security screens
- Easy care gardens (maintenance free lawns) and vegetable plots

This is a great opportunity, so don't miss out, give Geoff (your local agent) a call on 0414 230 130 now to arrange your private inspection.

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$855,000

**OPEN FOR INSPECTION:**  
N/A



**Geoff and Rose Tutt**  
**0414230130**  
geoff@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: [www.realestatefloorplans.com.au](http://www.realestatefloorplans.com.au)



LIVING: 223 m<sup>2</sup>  
 GARAGE: 52 m<sup>2</sup>  
 ALFRESCO: 46 m<sup>2</sup>  
 TOTAL: 321 m<sup>2</sup>

11 Seahorse Court, BANKSIA BEACH

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.