



# FOR SALE

## FANTASTIC FAMILY HOME IN PERFECT LOCATION!!!

If you are wanting a home to just move in and enjoy then this is the one for you! It has recently been re-decorated throughout to a high standard, including brand new carpets to all bedrooms, theatre and home office, skirting boards have been installed, plus fresh painting throughout. This beautiful home has 4 bedrooms, 2 bathrooms plus 2 living areas and is situated on a 576sqm block. It's conveniently located within walking distance to local schools and parks. The Secret Harbour shopping precinct is only a short short drive away, as is the fabulous Secret Harbour beach, Surf & Golf Clubs.

Accommodation briefly comprises;

- \*Master bedroom with huge walk in robe and en-suite
- \*Separate home office/study located at the front of the home
- \*Huge theatre room with double doors and built in storage
- \*Spacious open plan casual living area
- \*Well appointed kitchen with built in pantry, stainless steel appliances & lots of storage
- \*3 further minor double bedrooms each with double built in robes
- \*Large laundry and 2 x built in linen closets providing heaps of extra storage space
- \*Family bathroom and separate WC
- \*Fantastic under main roof alfresco area with recessed ceiling
- \*Large back garden with easy maintenance, reticulated lawns and garden beds with lovely established planting and plenty of room for a swimming pool.

The property also benefits from ducted air-conditioning throughout, a gas storage hot water system and presents in immaculate condition.

FOR ALL ENQUIRIES PLEASE CONTACT LISA DRYLIE DIRECT

Disclaimer: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, however buyers must make their own independent enquiries and must rely on their own personal judgement about the information included in this advertisement. @realty provides this information without any express or implied warranty as to its accuracy or currency.

4 BED | 2 BATH | 2 CAR

PRICE:

BUYERS OVER \$419,000

OPEN FOR INSPECTION:

N/A



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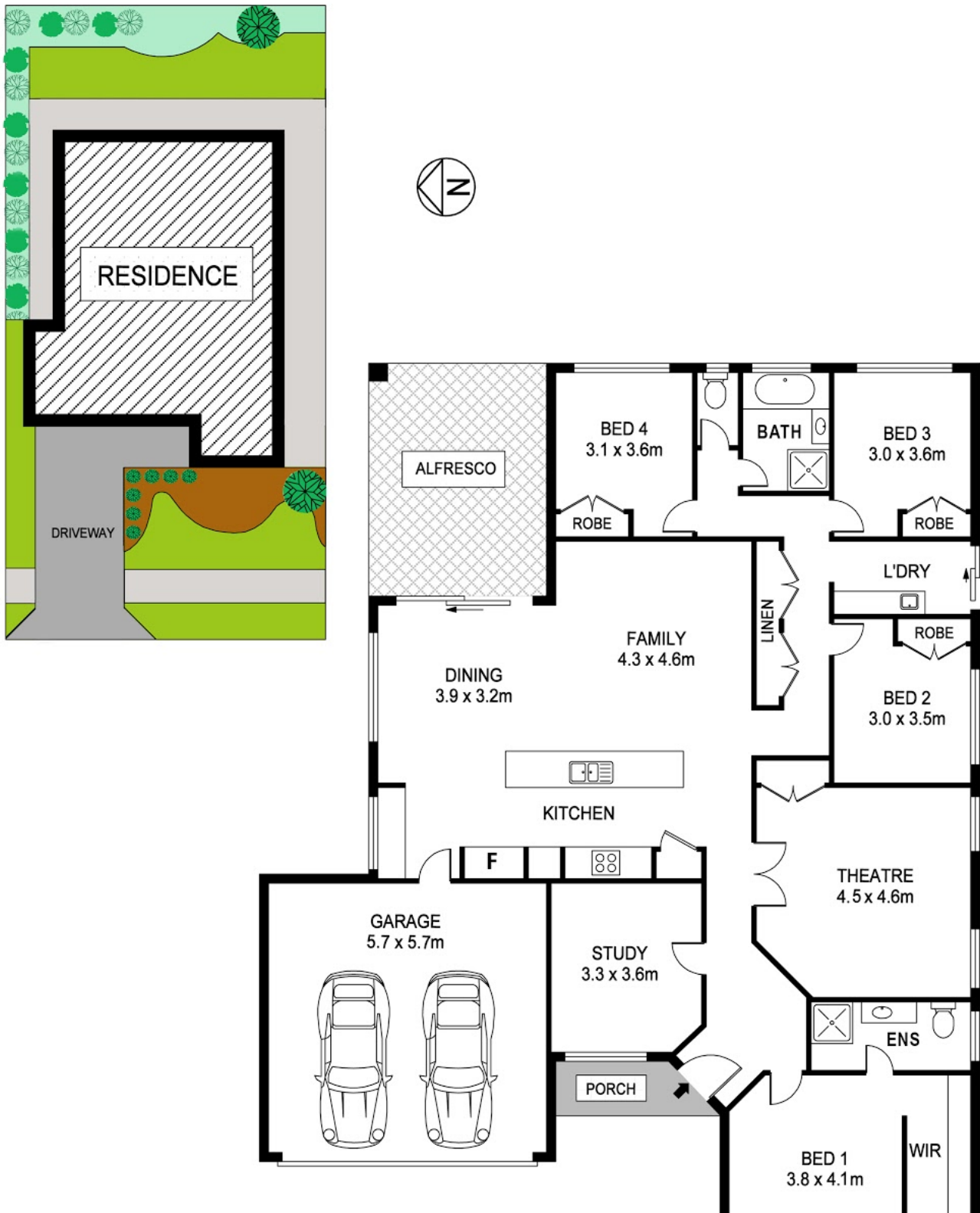
# 11 Champlain Road SECRET HARBOUR



Block Size 576m<sup>2</sup> | 4 Bedrooms | 2 Bathrooms | 2 Car

Lisa Drylie | 0433 048 512

Internal 189m<sup>2</sup> | External 55m<sup>2</sup> | Total 245m<sup>2</sup>



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.



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