



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

You have to see this light and airy home to appreciate all of the great features it has to offer. Almost new with builder's warranty and built on a 556 sqm block within walking distance to the Pacific Harbour Golf & Country Club with its restaurant, bar, gymnasium, swimming pool and tennis courts you won't be disappointed.

This beautiful home features four bedrooms, two bathrooms, open plan kitchen/family/dining, media room and double garage. Exuding style and elegance with an open-plan design that flows out to a large alfresco patio overlooking the mineral water swimming pool with stunning golf course and water views, this is a must see.

The kitchen features Caesar stone benchtops and large walk-in pantry. A king-size master bedroom is privately located to the rear of the property and features a walk-in robe and en-suite with Caesar stone bench top. The other three spacious bedrooms have built-in robes. Look at these additional features:

- Reverse cycle air conditioning & ceiling fans
- 6.6 kws solar power
- Landscaped gardens with automated sprinkler system
- Large 6 x 6 metre double garage

If you want a home with everything and nothing more to do, then this is for you. Don't miss out on this great opportunity, call Geoff (your local agent) on 0414 230 130 to arrange your private inspection today.

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

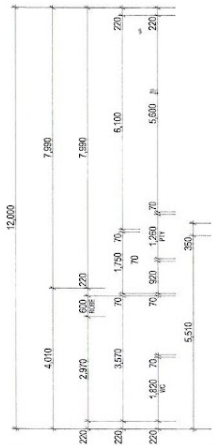
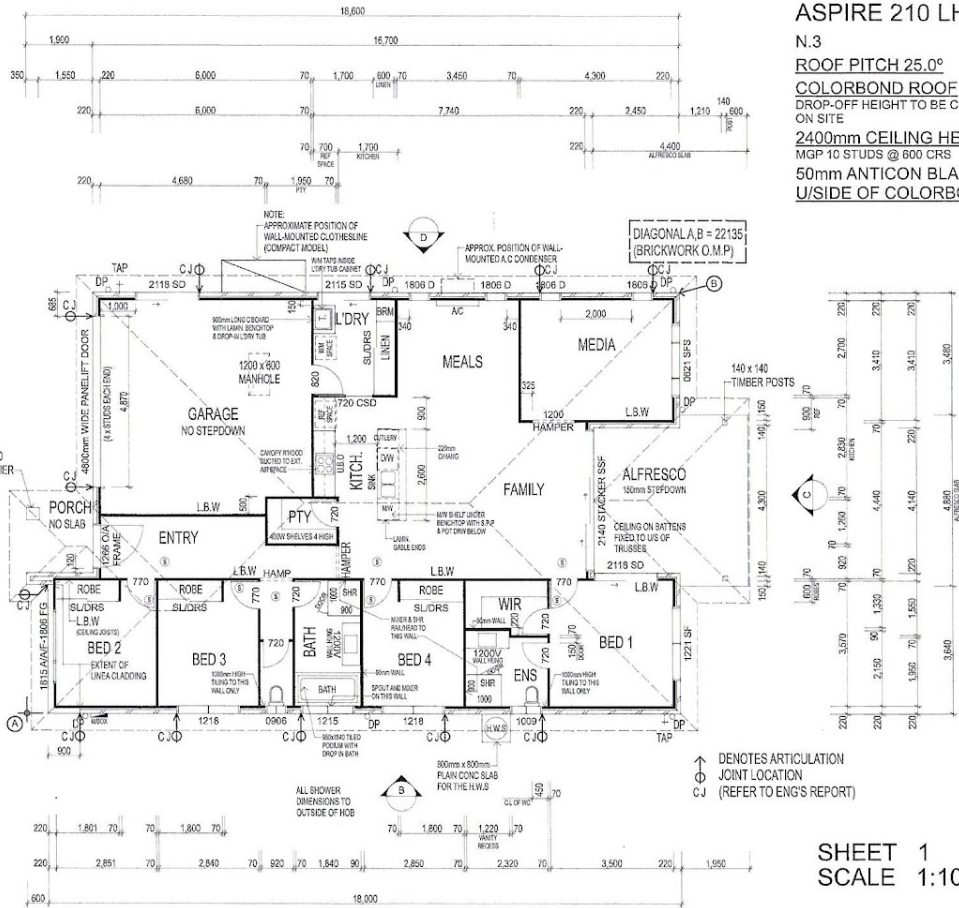
**PRICE:**  
**\$618,000**

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



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**ASPIRE 210 LH**  
 N.3  
**ROOF PITCH 25.0°**  
**COLORBOND ROOF**  
 DROP-OFF HEIGHT TO BE CHECKED ON SITE  
**2400mm CEILING HEIGHT**  
 MGP 10 STUDS @ 800 CRS  
 50mm ANTICON BLANKET TO U/SIDE OF COLORBOND ROOF



- NOTE:  
ALL HAMPER OPENINGS TO BE 2135mm FRAME HEIGHT
- NOTE:  
CONTROL JOINTS MAY BE REQUIRED TO PLASTERBOARD CEILING (POSITION TO BE DETERMINED ON SITE)
- NOTE:  
8 VENTED SOFFIT SHEETS EVENLY SPACED  
VENT PIPE TO BE DETERMINED ON-SITE (IN 140w WALL IN ROBE OR LINEN)
- H2 TREATMENT OR SIMILAR TO WALL FRAMES & TRUSSES
- NOTE:  
ALL DOORS CENTERED IN HALLWAYS WHERE APPLICABLE

**SHEET 1**  
**SCALE 1:100**

<b>Hallmark Homes</b> 60 Smith Street, Southport, Qld 4215 Ph: (07) 55313130 Fax: (07) 55310822	PTY. LTD.	MAIN	155.94	CLIENT:	JOB No. 18293
		PORCH	3.72	AREAS	
		ALFRESCO	19.07	LOT 3ze (No.21) CARAWAY CRESCENT	
		GARAGE	39.53	BANKSIA BEACH	
	<b>TOTAL</b>	<b>218.27m<sup>2</sup></b>		Copyright. All rights reserved.	21/11/2018 (MB)

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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