



## FOR SALE

### IT'S ALL ABOUT LOCATION – WATER VIEWS AND WALKING DISTANCE TO EVERYTHING!

This is a lovely well-maintained Nu Steel framed Queenslander ideally located not far from the local shopping centre, bowls club, public transport and the water. Built on a 701 sqm block by the current owners in 1997, it's the ideal spot for those who want to enjoy the relaxed Bribie Island lifestyle. Just a short stroll will take you to the Pumicestone Passage with its beaches, parks, children's playgrounds and barbeque facilities. Enjoy the beautiful sunsets from your back verandah!

Featuring open plan living areas with cathedral ceilings upstairs leading out to a wide breezy verandah to the rear of the home with water views, this is an ideal spot to entertain family and friends or relax after a hard day. Lots of entertainment here, a half tennis court graces the back yard and can be used for tennis or pickle ball.

The home has three bedrooms, open plan living/dining/kitchen, two bathrooms and double garage. The large master bedroom features a large built-in wardrobe and en-suite with the other two bedrooms having built-in wardrobes. All living is upstairs with the double garage, workshop, covered space for the pop-top van or boat and lots of covered entertainment areas downstairs. Look at these additional features:

- 1.5 kws solar panels
- Spear pump
- Fruit trees including olive, lemon and cumquat
- Ceiling fans
- Fenced front yard
- Loads of storage

3 BED | 2 BATH | 3 CAR

#### PRICE:

Offers over \$612,000

#### OPEN FOR INSPECTION:

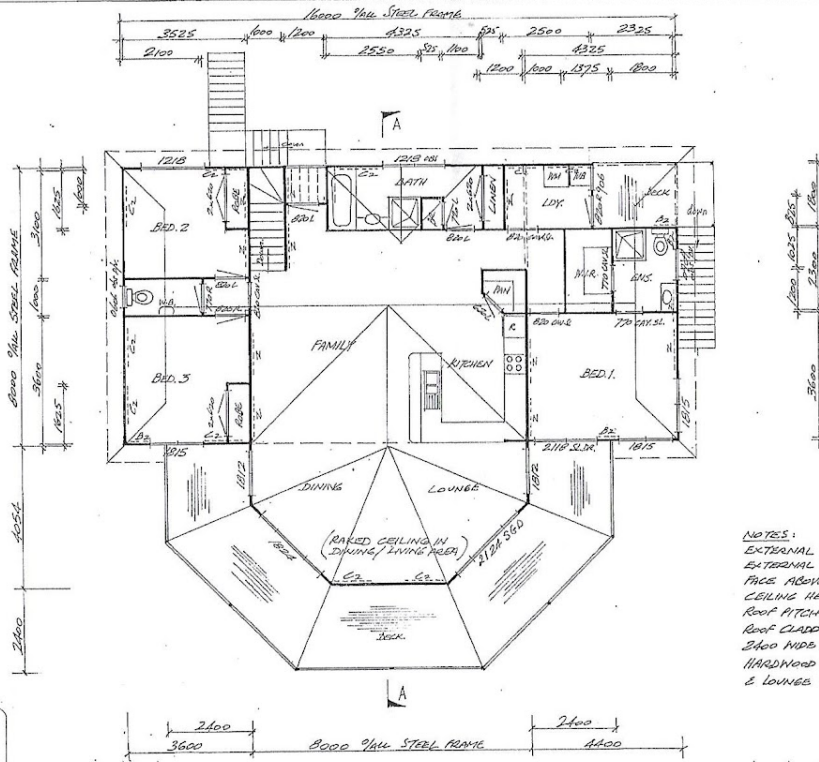
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(UPPER LEVEL)  
**FLOOR PLAN**

Scale 1 : 100



NOTES:  
EXTERNAL FACE OF LOWER FLOOR BECK  
EXTERNAL WALLS AS EXTERNAL STEEL WALL  
FACE ABOVE. EXTERNAL CLADDING WEATHEREX.  
CEILING HEIGHT (UPPER & LOWER LEVEL) 2700  
ROOF PITCH 23° (30° DUMPHY GABLE)  
ROOF CLADDING COLORBOND CUSTOM. ORB  
3600 WIDE BECKEN PITCH 15/100 DRAIN.  
HARDWOOD FLOOR IN KITCHEN, FAMILY, DINING  
& LOUNGE AREAS.

CLIENTS SIGNATURE, INDICATING APPROVAL OF THESE PLANS

PROPOSED RESIDENCE FOR

LOT 105 (No.9) CAPTAIN COOK DRIVE, BANKSIA BEACH, BR/BJE 151.

DRAWN  
DATE  
CHECKED

KJ  
22.7.96  
KJ/KR

JOB No.  
SHEET 2.0/

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.