

Main House



FOR SALE

ANOTHER SOLD BY GEOFF TUTT

You must come and see these lovely spacious homes built on a large 1200 sqm block, situated in a quiet location of the Moreton Downs in the North Rise Estate. Travelling time to Brisbane is approximately 40 minutes, the airport 30 minutes (traffic allowing) and the water just a few minutes' drive. Both homes overlook a resort style solar heated swimming pool from enormous covered outdoor living areas, a great place to relax after a hard days' work. Plenty of side access for a boat or campervan here and room to park numerous vehicles. This home is ideal for a large family including the in-laws or a opportunity to live in a fabulous home whilst someone pays your mortgage for you.

Main House:

- Four spacious bedrooms, office, open plan living/dining/kitchen with cathedral ceilings, separate lounge room and two bathrooms
- King-size master featuring en-suite with spa bath, double showers, double sinks and walk-in robe
- Triple garage with drive-through access to a covered area – ideal to store a boat, car or trailer

Second House:

- Two spacious bedrooms and open plan living/dining/kitchen
- Master bedroom with walk-in robe
- Large Sunroom to capture the winter sun
- Separate yard
- Expected to rent out at \$300 per week approx.

Additional features:

- Reverse cycle air conditioning and ceiling fans
- 2 x sheds (1 each dwelling)
- Lots of storage space
- TV points, NBN and pay TV
- Water tank & low maintenance garden
- Security system, security screens and security shutters
- Fully fenced

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.

7 BED | 3 BATH | 4 CAR

PRICE:

SOLD BY GEOFF TUTT

OPEN FOR INSPECTION:

N/A



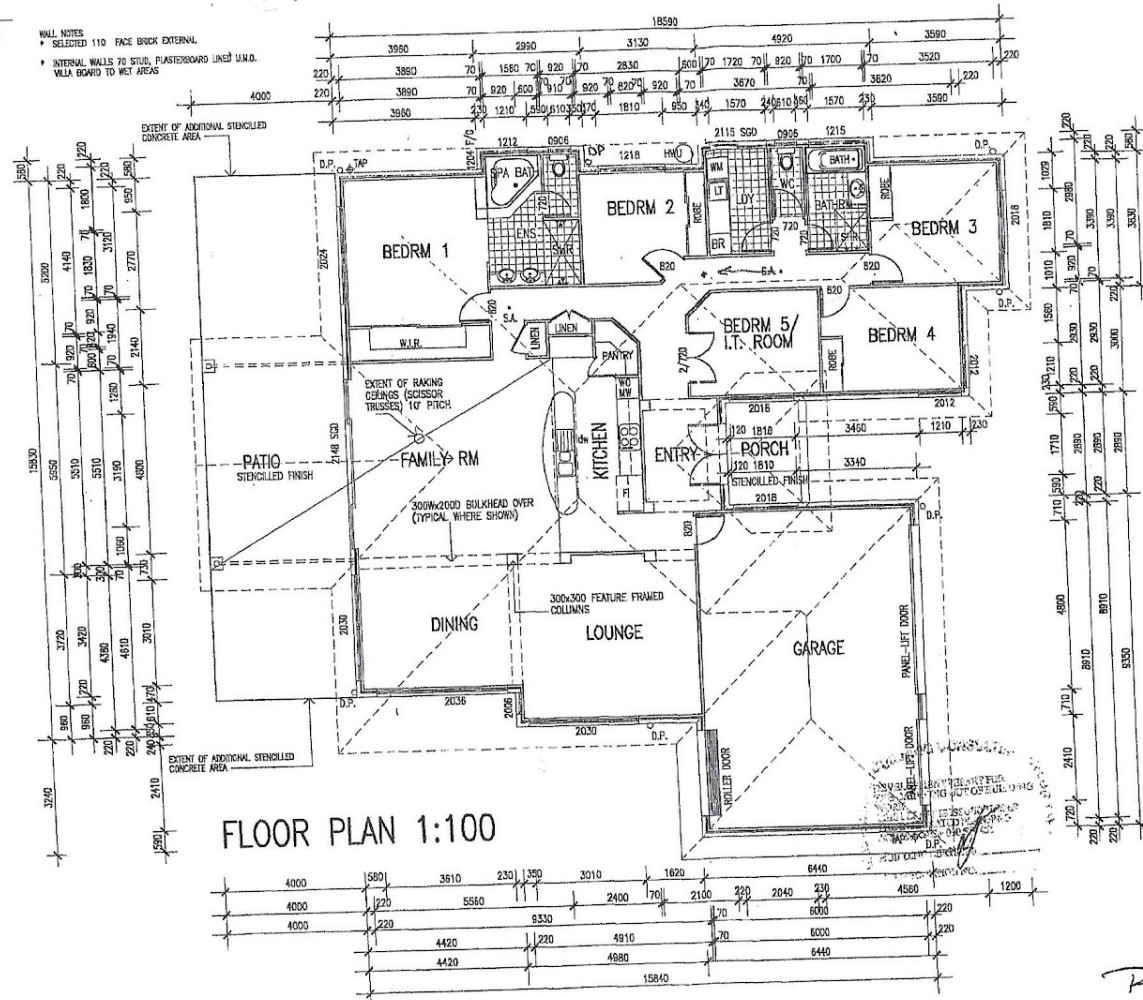
Geoff and Rose Tutt

0414230130

geoff@atrealty.com.au

www.atrealty.com.au

Main House



Areas:-

Living area	238.24 m ²
Bedroom	58.27 m ²
Front porch	6.56 m ²
Patio	23.80 m ²
Total area	286.87 m²

REFER SHEET 6 OF 9 SHEETS FOR BRACING, LINTES, ROOF BEAMS & STUDS BESIDE OPENINGS

• S.A. (SMOKE ALARM) REQUIRED VANDALISM ALARMS 240/80 BACK-UP LOCATION OF ALARMS IS INDICATIVE ONLY & ARE TO COMPLY WITH RELEVANT BCA PART 3.7.2.

WE HAVE READ UNDERSTOOD & ACCEPTED THESE PLANS
SIGNED: *[Signature]*

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY **N2** (non-synthetic)
T. & W. KOLBER
Consulting Engineers
as duly 22
LIVE PLACES
PR. 67 42553822
FAX 67 42553822

ROYALE HOMES
Royale Homes Pty. Ltd.
A.C.N. 094 846 084 - Building No. 738752
A.B.N. 69 894 846 08
Phone: 0405 483719
This drawing is Copyright.

CLIENT:-
**LOT 58 CLAIR AVE
MORTON DOWNS ESTATE**

BUILDER:- ROYALE HOMES

DATE:- AUG 02
ISSUE No:-
DRAWING No:-
058 CLA
SHEET No:-
2-9

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.