



SOLD

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:
\$830,000

OPEN FOR INSPECTION:
N/A



Geoff and Rose Tutt
0414230130
geoff@atrealty.com.au
www.atrealty.com.au

Main House

WALL NOTES
 * SELECTED 110 FACE BRICK EXTERNAL
 * INTERNAL WALLS 70 STUD, PLASTERBOARD LINED UNO.
 * VLA BOARD TO MEET AREAS

Areas:-	
Living area	238.24 m ²
Typha garage	58.27 m ²
Front porch	6.56 m ²
Patio	23.80 m ²
Total area	326.87 m²

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

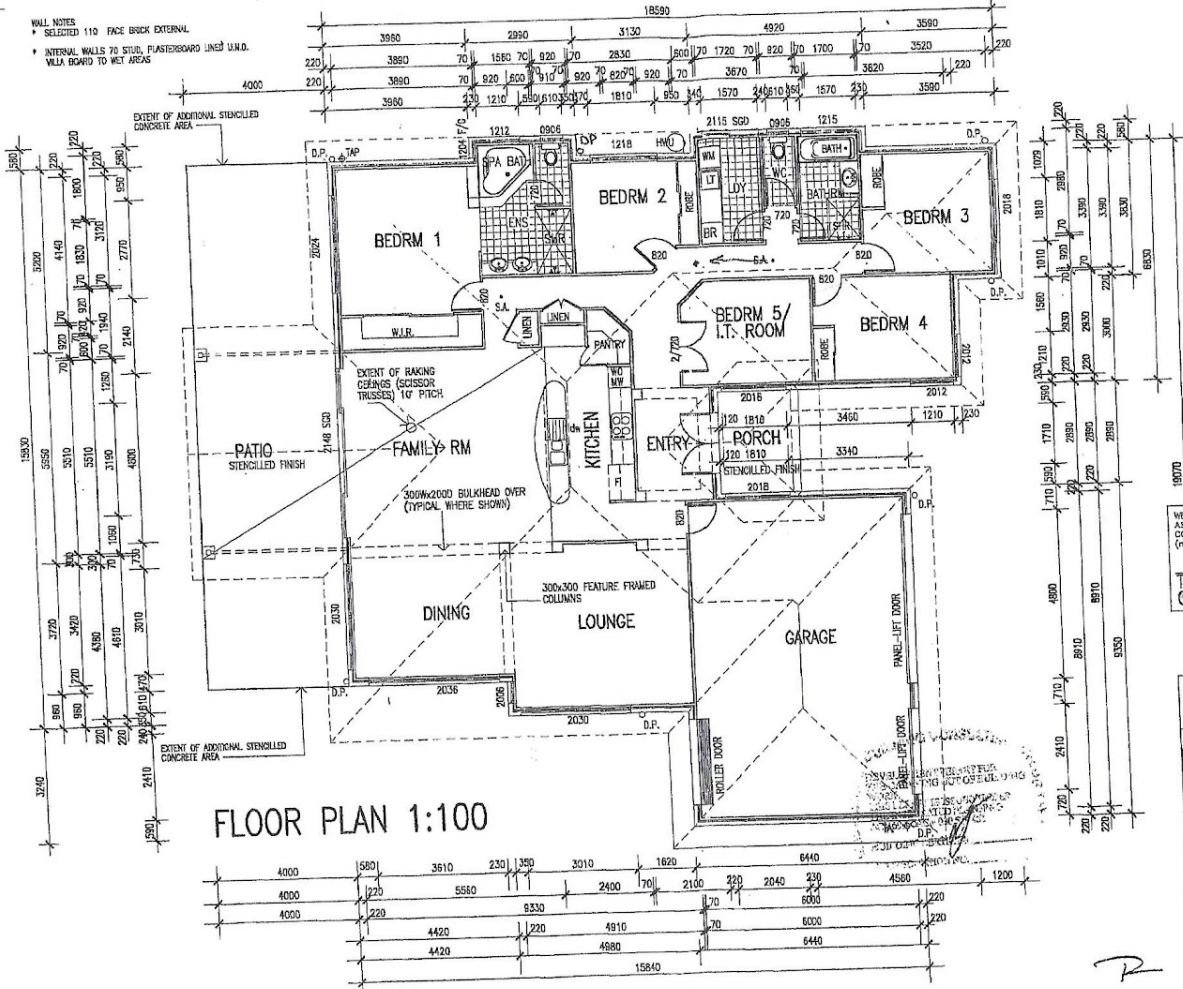
* S.A. (SMOKE ALARM)
 SERVICES VANDERSON ALARMS
 240/24 BACK-UP
 LOCATION OF ALARMS IS INDICATIVE
 ONLY & ARE TO COMPLY WITH
 RELEVANT BCA PART 3.7.2.

✓ 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-syzygial)
 T. & W. KOLBER
 Consulting Engineers
 5.9.22
 60 BENTLEY ST
 LINDFIELD NSW
 PH: 61 61 42553922
 FAX: 61 61 42553922

ROYALE HOMES
 Royale Homes Pty. Ltd.
 A.C.N. 094 846 084 - Builder No. 738752
 A.S.N. 88 894 840 08
 Phone: 0405 483719
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CLIENT:-	
LOT 58 CLAIR AVE MORTON DOWNS ESTATE	
BUILDER:- ROYALE HOMES	
DATE:- AUG 02	DRAWING No:-
ISSUE No:-	058 CLA
A	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.