



SOLD

ANOTHER SOLD BY GEOFF TUTT

This is a lovely spacious canal home built in 1996 on an 824 sqm block with a wide 20.1 metre canal frontage. The home features three bedrooms, study, two bathrooms, open plan kitchen/family/dining area, a separate formal lounge/dining area plus double garage.

To the rear of the property is the master bedroom with en-suite and walk-in wardrobe. The other two bedrooms are spacious with built-ins and ceiling fans and the large kitchen and family room overlooks the outdoor entertainment area to the garden and water views.

Situated at the rear of the home is a large covered outdoor entertainment area complete with outdoor spa overlooking the canal. Plenty of room out here to entertain family and friends. A 6 x 3 metre pontoon complete with winch is ready for the boat. Look at these extra features:

- Reverse cycle air-conditioning to the living area & ceiling fans
- 6 x 3 pontoon
- Water tank
- Outdoor Spa
- Garden shed
- 5 kws solar power

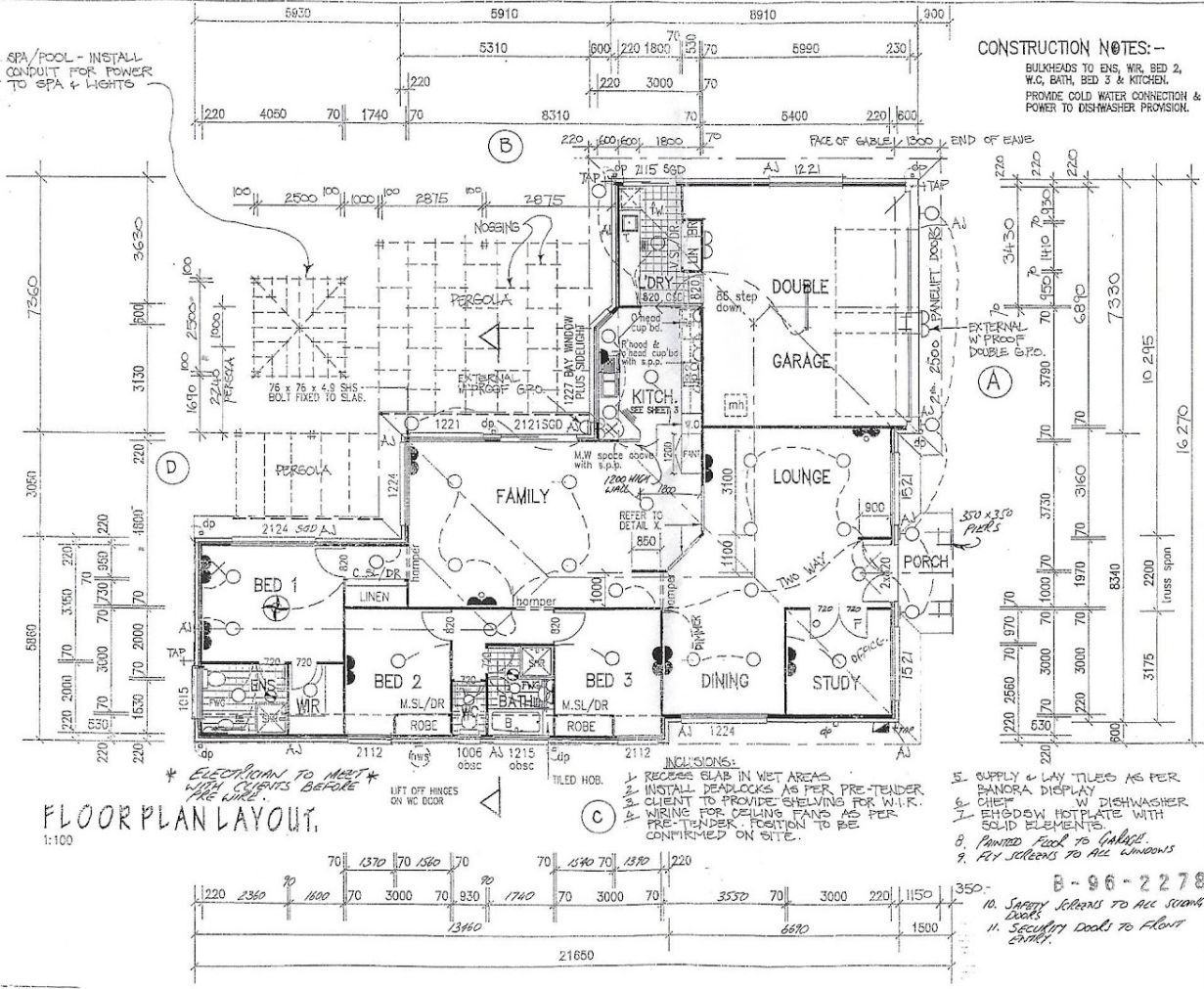
3 BED | 2 BATH | 2 CAR

PRICE:
\$830,000

OPEN FOR INSPECTION:
N/A



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CONSTRUCTION NOTES:-
 BULKHEADS TO ENS. WIR. BED 2, W.C. BATH, BED 3 & KITCHEN.
 PROMOTE COLD WATER CONNECTION & POWER TO DISHWASHER PROVISION.

ELECTRICAL LEGEND:

- SINGLE GPO - 1000mm HIGH
- DOUBLE GPO - 1050mm HIGH
- SINGLE GPO - 300mm HIGH
- DOUBLE GPO - 300mm HIGH
- TV ANTENNA POINT - 300mm HIGH
- CEILING LIGHT (BATTEN HOLD)
- SWITCH POINT - 1350mm HIGH
- FLUORESCENT LIGHT
- FRAME OUTLET - 300mm HIGH ABOVE FLOOR, BENCH OR WALL
- EXHAUST FAN
- DOWN LIGHT
- CEILING FAN
- SMOKE DETECTOR
- WALL LIGHT
- CEILING FAN/LIGHT

LIVING AREA	179.78
GARAGE AREA	45.24
PORCH	3.3
	228.37 m²
	24.58 sqgs

NOTE: ALL WRITTEN DIMENSION TO TAKE PREFERENCE TO SCALED SIZE

builder: NEWSTART HOMES P/L
 address: SELECTIONS CENTRE
 9-11 LAWRENCE DRIVE
 NERANG QLD 4211
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Newstart Homes
 You're Always Welcome

client:	
lot no:	692 street no
street name:	TRIMARAN COURT
town/suburb:	PACIFIC HARBOUR
plan no:	2096 updated:
design name:	B-96-2278
RETREAT 4B9F RH "PREMIER PLUS"	
drawn:	M.P. date: 7/18/96
sheet no:	2 set of: 6

- INCLUSIONS:**
1. RECESS GLASS IN WET AREAS
 2. INSTALL DEADLOCKS AS PER PRE-TENDER
 3. CLIENT TO PROVIDE SHELVING FOR W.I.R.
 4. WIRING FOR CEILING FANS AS PER PRE-TENDER POSITION TO BE CONFIRMED ON SITE.

5. SUPPLY & LAY TILES AS PER PANORA DISPLAY
6. CLIENT W. DISHWASHER
7. BHDSDW HOT PLATE WITH SOLID ELEMENTS
8. Painted Floor to Garage
9. Fit screens to all windows

10. Safety Screens to all sliding doors
11. Security Doors to front entry

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.