



# SOLD

## ANOTHER SOLD BY GEOFF TUTT

You couldn't find a higher quality-built home offering a wonderful easily maintained, quiet, private, resort style sanctuary for someone who wants all the amenities close by but privacy as well. Designed by architect Phil Quayle and built in 2001 by Peter Clayton Homes on a large 1330 sqm block, it has been designed to catch the cooling sea breezes no matter which direction the wind is coming from. This wheel-chair friendly 483.7 sqm home features four bedrooms, office, media room, open plan living/dining/kitchen, 4 bathrooms and double garage with workshop space. Don't worry about space for the toys, lots of parking space here.

- In the kitchen you will find 3 sinks, sliding shelves and soft close drawers, plumbed fridge space, exclusive AAA classified Italian 'Marron Glace' natural granite to bench tops and splashback, butler's pantry and a bifold window leading to the outside BBQ area.
- The master suite features a walk-in robe, double basin en-suite, deluxe spa bath and has access to the swimming pool and covered under-roof patio. All the other bedrooms are queen size with walk-in robes, two sharing a bathroom with double basin vanity and the other complete with en-suite. A guest room has been designed to accommodate a living area and en-suite bathroom. An ideal space for extended family.
- For those who work from home, the office features a fully built-in office unit behind closed bi-fold sliding doors that has computer station, workbench, etc. as well as shelves and filing cabinets.
- A media room features French doors that lead out to a generous sized under-roof portico area and garden.
- Flowing out through bi-fold doors you will find a number of covered outdoor living areas with gorgeous professionally landscaped low maintenance gardens framing the best views, whilst the plantings offer privacy. A great place to sit outside with a glass of champers and watch the sunset and the family of dolphins play in the wide part of the canal.
- A large salt water swimming pool is situated in a private location and is accessible from the living area, office and master suite. A bathroom complete with shower, toilet and basin is positioned beside the pool access door for people wet from the pool.

The features in this home are almost too many to mention and have to be seen to appreciate them all. Included are:

- Electric security gates
- Ducted reverse-cycle air-conditioning

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

**PRICE:**  
\$1,350,000

**OPEN FOR INSPECTION:**  
N/A



**Geoff and Rose Tutt**  
**0414230130**  
 geoff@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.