



SOLD

PARADISE FOUND!

This immaculate 3/4 bedroom home with an added bonus of a 2 bedroom dwelling is perfectly positioned in a north easterly aspect. The view from both dwellings is an expansive view over the lawn and gardens to the rain-forest backdrop all on a flat usable land. There is a great selection of fruit trees, as well as raised vegetable and herb gardens for those that like to grow there own.

This well designed home flows perfectly from inside to the extensive "bug free" outdoor entertaining area, with only a few steps to the heated pool and courtyard with fire pit.

The grey haired nomads have been well catered for, with ample space to reverse the caravan in, or you can drive through to park the caravan under roof with ease as there is an abundance of room. No problems for vehicle storage for the Tradie with a high vehicle, there is plenty of room to park the trailer and boat as well.

As the owners work from home they chose to combine 2 bedrooms into one large office space when the house was built which could be used as a play room, TV room or large bedroom if an office is not required.

The centrally located kitchen overlooks the back garden and pool, and is an entertainers delight with a spacious walk in pantry, soft close drawers with a sleek stone benchtop and smoky grey glass splashback.

The bonus second dwelling, is separated from the main house for privacy with its own access driveway and carport. The living areas with high raked ceilings throughout, creates a light and airy feel which flows out onto the timber deck which is under roof, a great place to relax and enjoy the tranquillity of the native rain forest backdrop. A generous well appointed kitchen complete with oven, cooktop and dishwasher Two generous bedrooms, separated by the bathroom, as well as a separate Laundry located away from the bedrooms with external access that leads to the drying area. This extra dwelling gives you the excellent opportunity to generate extra income either on a permanent basis for \$350 - \$400 p/w, or times that suit you, through Airbnb . If renting out your property is not your thing, but you like to work from home, this is an ideal office or studio for your business. Alternatively, this space is perfect for elderly parents or grown up kids that haven't left home. This versatile property has numerous options to suit your needs.

5 BED | 3 BATH | 3 CAR

PRICE:
\$1,150,000

OPEN FOR INSPECTION:
N/A



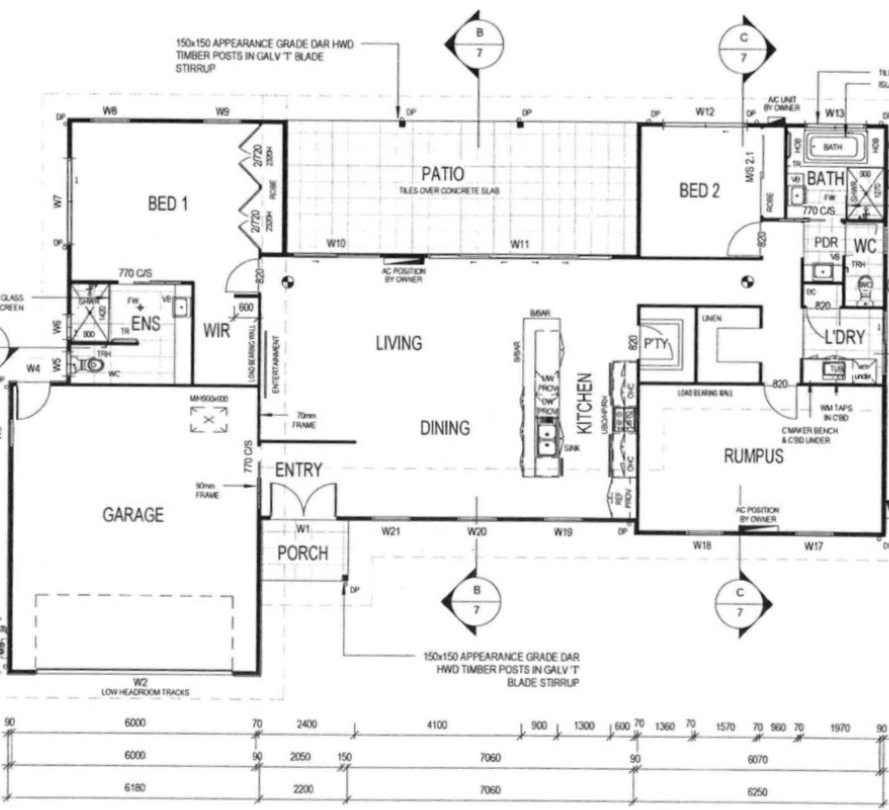
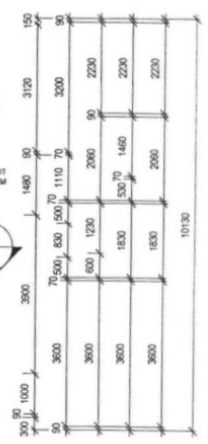
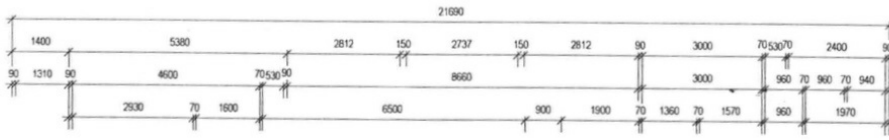
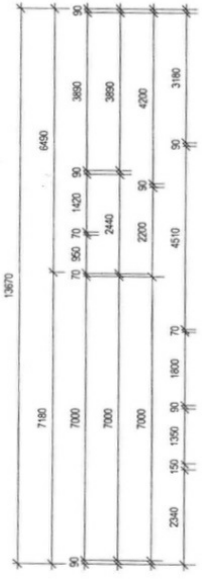
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WINDOW SCHEDULE - GROUND FLOOR

NO.	SIZE	LINTEL
W1	2820	140x35 MGF10
W2	2248FLD	240x58 LVL 15
W3	1806DH	90x35 MGF10
W4	820	90x35 MGF10
W5	0906SW	90x35 MGF10
W6	0906SW	90x35 MGF10
W7	0421SW	190x35 MGF10
W8	1809DH	90x35 MGF10
W9	1809DH	90x35 MGF10
W10	2121SGD	190x35 MGF12
W11	2144SGD	295x65 17C

WINDOW SCHEDULE - GROUND FLOOR

NO.	SIZE	LINTEL
W12	1821SW	190x35 MGF10
W13	1515SW	140x35 MGF10
W14	1206DH	90x35 MGF10
W15	2115SGD	140x35 MGF10
W17	1809DH	190x35 MGF10
W18	1809DH	190x35 MGF10
W19	1809DH	90x35 MGF10
W20	1809DH	90x35 MGF10
W21	1809DH	90x35 MGF10



FLOOR AREAS

HOUSE	202.21 m ²
PATIO	28.26 m ²
PORCH	3.29 m ²
Grand total	233.76 m ²

Main House Floor Plan

NOTE: PROVIDE LIFT OFF HINGES TO W.C. DOORS
 : SMOKE ALARMS TO BE HARD WIRED IN ACCORDANCE WITH B.C.A. 3.7.2.
 : FLOOR WASTE POSITIONS ARE INDICATIVE ONLY. FINAL POSITIONS TO BE DETERMINED BY LOCAL AUTHORITY PLUMBING REGULATIONS

DESIGN IN ACCORDANCE WITH THE QUEENSLAND HOME BUILDING CODE AS 1684.2 NS CLASSIFICATION AND THE BUILDING CODE OF AUSTRALIA

CUSTOM DESIGN

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.

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