



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

This stunning contemporary style home with wide water views awaits the discerning canal front home purchaser. Situated on a 795 m2 block on one of Pacific Harbour prime canal locations, this home has easy access to the nearby deep waters of Pumicestone Passage.

This premier property is within walking distance to the local Banksia Beach Woolworths complex which incorporates pharmacy/liquor store/bakery/butcher/flowerist/hair salon/delicatessen/medical centre/pathology/public transport/primary school. The popular Solander Bowls Club and restaurant is at the entrance to the street. This truly is the ultimate and ideal location.

Arriving through the decorative, wrought iron entry gates of the front porch you will be absolutely delighted and taken aback at the multi-dimensional vista which presents. A spacious entry foyer flows down a level to the formal living and dining areas and then outwards to a large sandstone paved outdoor entertainment area and from there the view extends further to a deep water blue, mosaic tiled saltwater pool (8 x 3 m) and onto the adjoining canal waters.

All living areas and master bedroom overlook the swimming pool to the waters beyond. The large sandstone paved entertainment area incorporates a roller mesh screen and glass panelling separates this space from poolside.

The home features four bedrooms, the king-size master with large walk-in robe and en-suite has reverse-cycle air conditioning. This stunning cluster is accessed via a secluded hallway allowing for privacy from other areas within the home.

The formal lounge features a high vaulted and ornate ceiling and showcases a magnificent moulded framed, floor to ceiling mirror (130cm x 400cm). The adjoining dining room is spacious and comfortably accommodates an 8-10 seat dining table and currently has a large console table in a recessed section of the room. The modern, light filled kitchen overlooks the entertainment/pool/canal areas and for those who appreciate room for storage, this kitchen has ample, plus more!

For the boating enthusiast, there is an 8 x 3 metre pontoon with quick access to Pumicestone passage. The double garage has a spacious storage cupboard and the front yard incorporates a hard stand for the caravan, trailer or an extra vehicle. A garden shed is well positioned to the rear side of the property and close by, three mature fruit trees (lime, lemonade and orange) producing

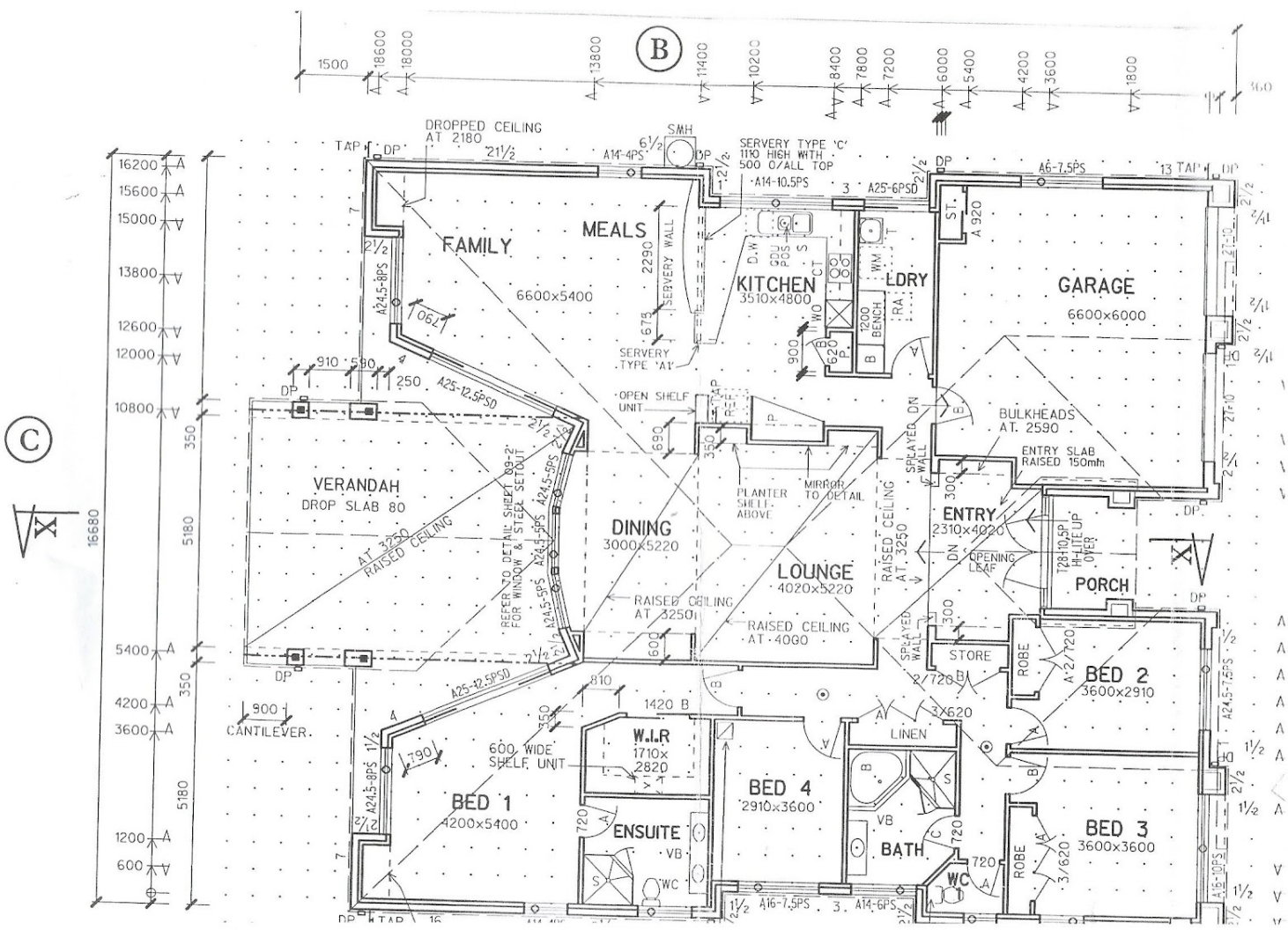
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,320,000**

**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.