



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

This is a spacious residence built on a massive 1516 sqm block with three living areas, 5 bedrooms, office, separate formal dining room, 4 bathrooms, powder room and a spacious outdoor living area so lots of space for the family to spread out. Located not far from shopping centres and public transport, this property is ideally situated for families or those who want extended family living. The home currently has a tenancy agreement until January 2022 with the tenants happy to stay on.

### Downstairs:

- Open plan kitchen/dining/family, separate living room with fireplace & rumpus room
- Formal dining room, office, spacious bedroom with built-ins, bathroom & powder room

### Upstairs:

- King-size master bedroom with walk-in robe and en-suite
- 3 spacious bedrooms with built-in wardrobes with one having an en-suite

The double garage to the side of the home has drive-through access to a carport, another double garage is located to the left-hand side of the home allowing for plenty of space to house additional vehicles. Plenty of room here to park a caravan, boat and trailer.

At the rear of the home through sliding doors you will find the spacious undercover entertainment area overlooking the pool, a great place to entertain family and friends. Look at these additional features:

- Air-conditioning
- Pontoon
- Water tanks
- Double garage with drive-through access
- Separate double garage
- Lots of storage space

Don't delay, call Geoff today on 0414 230 130 to arrange your private inspection today.

**5 BED | 4 BATH | 5 CAR**

### PRICE:

**\$1,200,000**

### OPEN FOR INSPECTION:

**N/A**



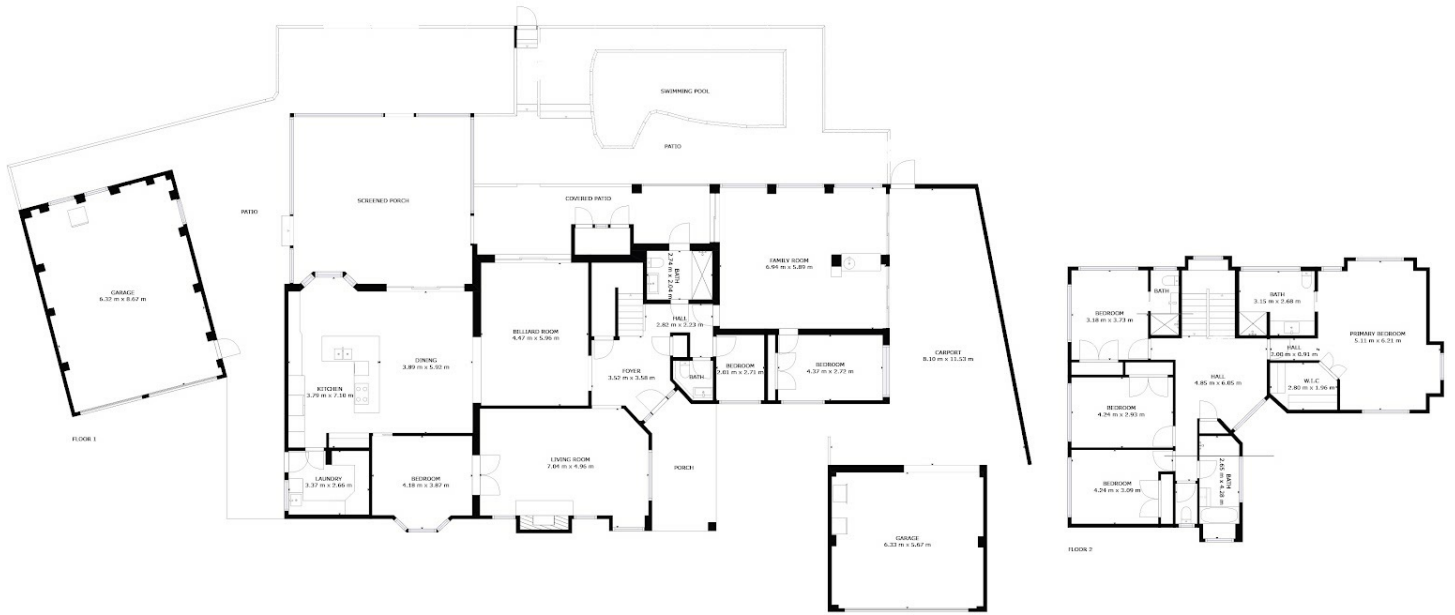
**Geoff and Rose Tutt**

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GROSS INTERNAL AREA  
 FLOOR 1: 236 m<sup>2</sup>, FLOOR 2: 123 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 24 m<sup>2</sup>  
 PORCH: 65 m<sup>2</sup>,  
 TOTAL: 450 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Floor Plan is for Visual Representation Only. Scale is approximate only. Variations to plan & fixtures may be present at existing property.

## 88 PHOENIX AVENUE, BRIBIE ISLAND QUEENSLAND - FLOOR PLAN VISUAL

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.