



SOLD

DELIGHTFULLY DIFFERENT WITH ENORMOUS POTENTIAL

Always dreamed about a permanent or holiday home 3 minutes' drive from town and importantly, only 6 minutes' drive from the beach and awesome surf spots? Here it is – and it could be yours for a song!

Don't be put off with the description of a 2x1 if you're looking for something bigger, as that is only half the story of this home.

The current arty owners definitely designed this home around their needs but had the foresight to allow for the addition of quick and inexpensive panelling that could turn it into a three, even four bedroom home very easily and cheaply, depending on your specific needs.

This home is loved by two artists – a painter and a musician - so each needed their own space for maximum creativity – and they sure got just what they wanted.

From street view you can see that the home has three very definite spaces, each a different colour and designed at an interesting angle to take advantage of the views through the trees and to capture the sun and light. In short, looking from the large 12 m long front deck: The informal lounge and kitchen area take centre stage (white), the very large artist studio, study and one bedroom are to the left (grey) - and to the right a very large room/lounge, the bathroom with a separate shower and loo sharing space with the laundry - and of course, the large second bedroom (burgundy).

All the windows were designed to represent picture frames and line up perfectly with gorgeous tree views. You can call it "forever changing art" as the visions constantly change, depending on the time of day and season.

The block is 1, 299 m2 which leaves plenty of space for gardening or a shed at the back if you so wish. The large open space underneath the home (shown as a carport on the plan) is currently used for storage. This large area could easily be enclosed to form an extra room -or a carport if so desired. There are two dedicated areas for parking on the block.

The home is about 8 years old and well insulated - under floor, roof and the internal walls too

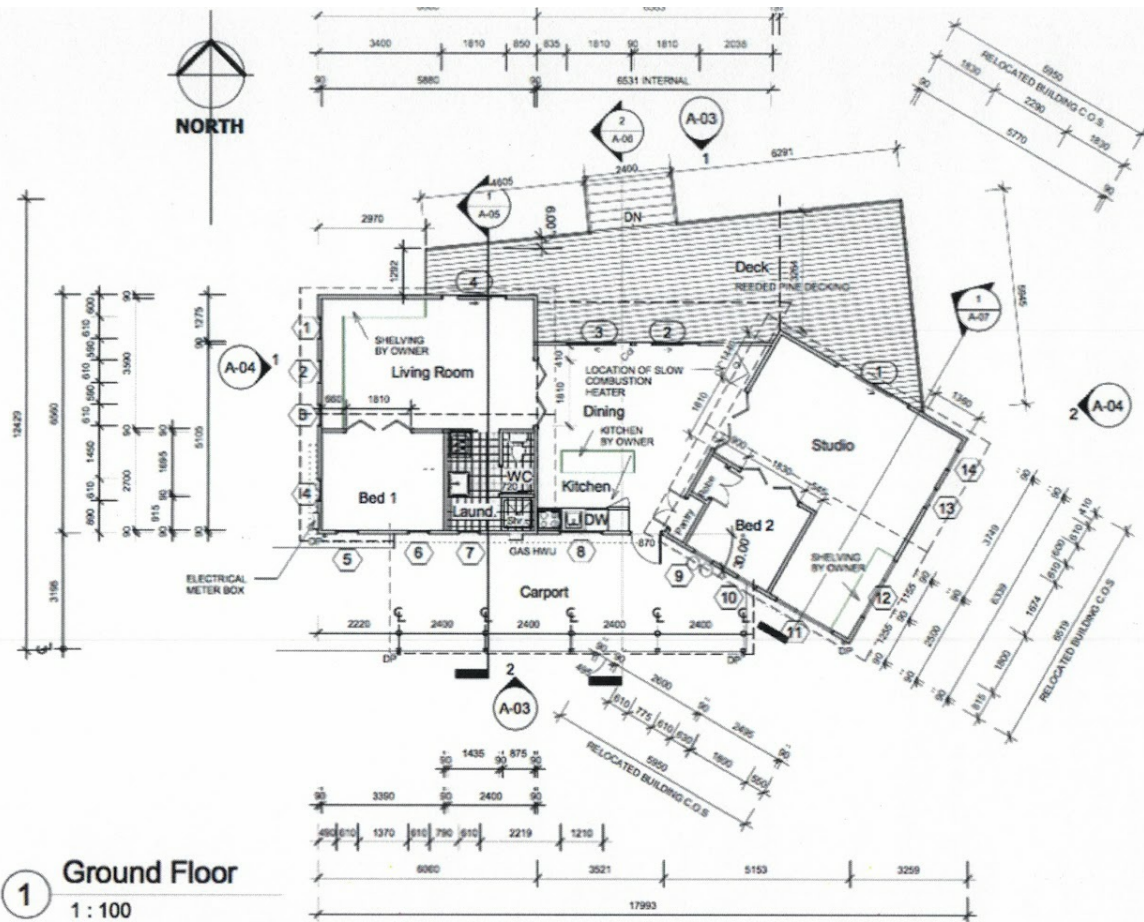
2 BED | 1 BATH | 0 CAR

PRICE:
\$310,000

OPEN FOR INSPECTION:
N/A



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1 Ground Floor
1 : 100

A-02

22 point 4
architecture
interior design

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Floor Plan
M Frampton & R Tomson

Lot 144 Gilbert Avenue,
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Project Number

Drawn: Author
Scale: 1 : 100
Issue Date: August 2008
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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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