



SOLD

SECLUSION & FAMILY FRIENDLY

Big Grove is one of the most sought-after areas when it comes to lifestyle homes. 827 Frenchman Bay Road is the quintessential lifestyle retreat. The immediate surrounds are grass with a backdrop of mature trees so there is loads of room for the kids to play. The home has 4 good sized bedrooms, 2 bathrooms featuring a bath in the family and a spa in the en-suite, plus there are three distinct living areas with a central kitchen. Off the living is a huge, nearly 100 square metre outdoor space which is protected from our winter Southerlies and summer Easterly winds and provides you with enough entertaining space to be family central every Easter and Christmas or for that special day. The home also features fully ducted reverse cycle air-conditioning throughout with controls allowing you to have distinct zones within the house. Outside you have 1.02 hectares (just under 3 acres of land) with a generous 15.7 x 7.6m powered workshop which can hold an additional 4 cars if required. The back yard is fully fenced with rabbit proof fencing and will provide a safe refuge for the pets. This home features a very usable design that provides some flexibility on how you place your furniture and with the enormous outdoor living area you have room for the pool table or table tennis tournaments or any other outdoorsy pursuit you may desire. Just a short drive to the beautiful beaches of Frenchman Bay, or the Hamlet of Little Grove, you have the best of both worlds with convenience and seclusion. 827 Frenchman Bay Road is a 2006 Jaxon built home that has all the attributes of modern day living and is on scheme water. For the full experience, call Lorraine Stevenson on 0417 183 688 to book your own private viewing.

Things you should know:

- * Cream Brick Veneer
- * Tiled Roof
- * Insulation Roof & Walls
- * Reverse Cycle Ducted Air-conditioning
- * Huge Outdoor Alfresco Entertainment Area
- * Rheem HWS Storage Tank & Smart-Power Night Heating 2 years old
- * 4 x Bedrooms BIR's - All New Carpets
- * Master with WIR & Large En-suite, Separate Toilet, Shower & Spa Bath
- * Good Size Family Bathroom with Bath & Shower
- * Large Laundry with Built in Linen Cupboard & Separate Toilet

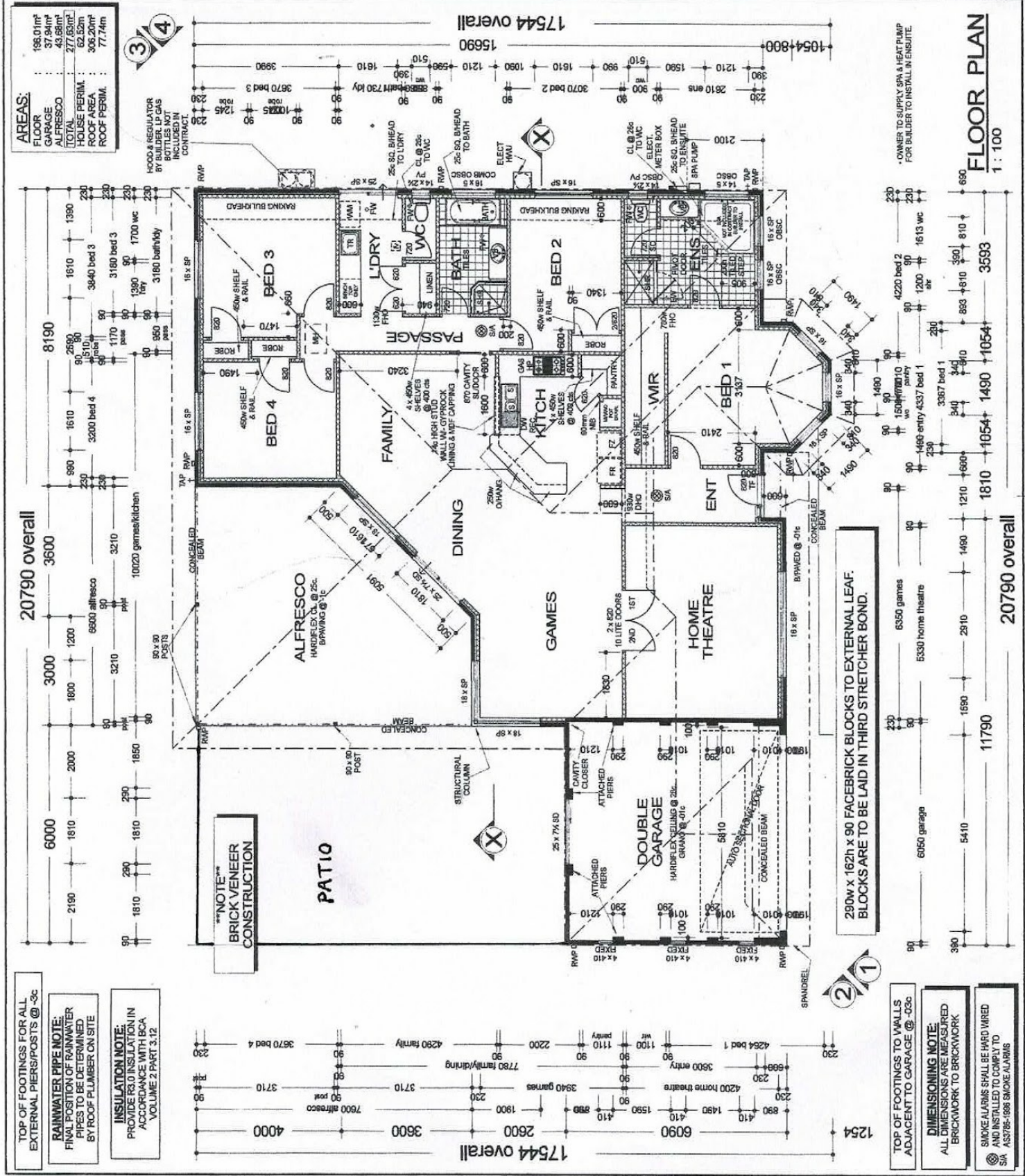
4 BED | 2 BATH | 6 CAR

PRICE:
\$690,000

OPEN FOR INSPECTION:
N/A



Lorraine Stevenson
0417183688
 lorraine.stevenson@atrealty.com.au
www.atrealty.com.au



AREAS:

FLOOR	196.01m ²
GARAGE	37.94m ²
ALFRESCO	43.68m ²
TOTAL	277.63m ²
HOUSE PERIM.	62.52m
ROOF AREA	306.20m ²
ROOF PERIM.	77.74m

3 **4**

WOOD & REGULATORS BY BUILDER. LP GAS BOTTLES NOT INCLUDED IN CONTRACT.

TOP OF FOOTINGS FOR ALL EXTERNAL PIERS/POSTS @ -3c

RAINWATER PIPE NOTE:
FINAL POSITION OF RAINWATER PIPES TO BE DETERMINED BY ROOF PLUMBER ON SITE

INSULATION NOTE:
PROVIDE R3.0 INSULATION IN ACCORDANCE WITH BCA VOLUME 2 PART 3.1.2

2 **1**

290W x 162H x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF. BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

TOP OF FOOTINGS TO WALLS ADJACENT TO GARAGE @ -3c

DIMENSIONING NOTE:
ALL DIMENSIONS ARE MEASURED BRICKWORK TO BRICKWORK

SMOKE ALARMS SHALL BE HARD WIRED AND INSTALLED TO COMPLY TO SIA AS3785-1998 SMOKE ALARMS

OWNER TO SUPPLY GAS & HEAT PUMP FOR BUILDER TO INSTALL IN ENSUITE

FLOOR PLAN
1 : 100

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.

