



SOLD

SPACIOUS DUPLEX HOME (TARDIS!) WITH LOTS OF PARKING FOR A CARAVAN, BOAT AND TRAILER

This spacious two-storey home is situated in a quiet area of Banksia Beach, just a short walk to the local primary school, bowls club and shopping centre. It's the ideal location for those who like to fish, drop a canoe into the water for a paddle or just look at the views as there is a public pontoon across the road overlooking the Marina. The light and airy home features high ceilings, 3 spacious bedrooms, parent's retreat/4th bedroom, study, living room, dining room, family room, 2 bathrooms, powder room, single garage and carport.

DOWNSTAIRS:

- Lounge room, dining room, kitchen, family room & office
- Kitchen with built-in dining table & pantry
- Powder room
- Air conditioning and ceiling fans
- Storage under the staircase
- Covered outdoor entertainment area
- Single garage with storage and internal access
- 7 x 3 metre car port
- Side Access and hard stand for a caravan/boat/trailer
- Spear pump and automatic sprinkler system

UPSTAIRS:

- Master with walk-in robe and en-suite with balcony and views to the canal
- Parents retreat with walk-in robe or possible 4th bedroom (just add some doors)
- Two additional bedrooms, one with walk-in robe and the other with a triple built-in wardrobe
- Ducted air conditioning and ceiling fans
- Separate family bathroom
- Balcony overlooking the garden and parkland

Approximate costs which may fluctuate are: quarterly rates: \$445.90, quarterly water costs: \$236.62 and shared insurance: \$1138 pa.

3 BED | 2 BATH | 2 CAR

PRICE:
\$680,000

OPEN FOR INSPECTION:
N/A



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FIRST FLOOR



GROUND FLOOR



INT: 244 m²
EXT: 51 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

1/35 Cosmos Avenue, Banksia Beach

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.