

# FOR SALE

## OPEN HOME ON 1 JULY 2022 HAS BEEN CANCELLED - SOUTH FACING RENOVATED CANAL HOME WITH PARKING FOR 4 VEHICLES (TWO CARS, CARAVAN & BOAT/TRAILER)

Want a canal home with gorgeous wide water views and South facing aspect to the water? Then you must come and see this lovely spacious duplex home of 216.54 sqm of living area and situated in a quiet location of Banksia Beach. The home has three spacious bedrooms, open plan kitchen/living/dining, two bathrooms, powder room and large double garage.

All three bedrooms are spacious with built-in wardrobes, one being located on the ground floor with ensuite and two upstairs with a jack and jill bathroom. The kitchen features a dishwasher, pantry, new oven and electric hotplates. Leading out through the sliding glass doors from the living area you will find a spacious undercover entertainment area overlooking the swimming pool. With plenty of room for an outdoor lounge and dining table, the built-in kitchen with barbeque, sink, refrigerator and glass cabinet this is the ideal space to entertain family and friends.

### DOWNSTAIRS:

- Entrance foyer
- Garden atrium
- Private courtyard
- Security system
- Open plan living, dining and kitchen
- Bedroom with en-suite and built-in wardrobes
- Powder room
- Reverse cycle air conditioning and ceiling fans
- Covered outdoor entertainment area with built-in kitchen
- 9 x 5.5 metre pontoon with electricity and water
- Large double garage with lots of storage, epoxy floor and internal access
- Hard stand for a caravan/boat/trailer
- 2 x sheds, one measuring 3 x 2.4 metres
- 2 x 1.5m solar custom plus concrete solar hot water system

3 BED | 2 BATH | 2 CAR

### PRICE:

Offers over \$1,100,000

### OPEN FOR INSPECTION:

N/A

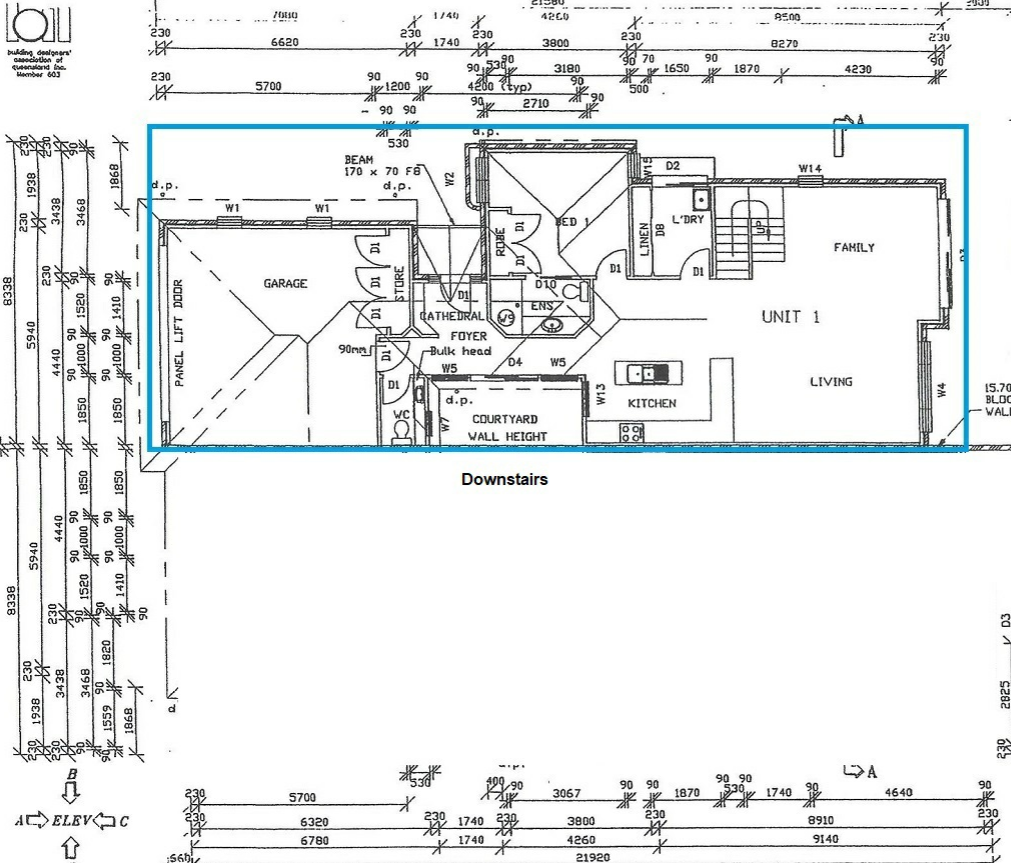


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Building Development Corporation of Queensland  
Member 603



DOOR SCHEDULE		
All windows to comply with B.C.A.D2.16		
D1	2040 x 820	19off
D2	ASD/2115	2off
D3	ASD/2130	2off
D4	ASD/2118	2off
D8	2040 x 760 Slid	3off
D10	2040 x 820 Cav Slid	3off
WINDOW SCHEDULE		
V1	FG/1806	4off
V2	OBSCURE VENTED	4off
V3	ASV/1812	2off
V4	ASV/2024	2off
V5	FG/2009	4off
V7	ASV/0606	1off
V9	9450	2off
V13	VENTED SKYLIGHT	2off
V14	ADW/2009	2off
V15	FG/1806	2off

100

AREA:- UNIT 1 LOWER LIVING 149.51m²

A ELEV C  
D

ARCHITECT: [illegible] CLIENT: [illegible] DO NOT SCALE DRAWING IF IN DOUBT ASK

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.