



SOLD

**PRICE REDUCTION !! MOTIVATED SELLERS
WILL CONSIDER ALL GENUINE OFFERS. A
FAMILY HOME IN THIS QUIET CUL DE SAC
POSITION IN HOLLYWELL**

Have you seen this one level family home in the Popular Suburb of Hollywell ? It is now time for a "New Chapter" to be written by this family - your opportunity! !
Is this your next Lifestyle change for Your Family? A home for a couple to expand their family / a home that suits many age groups / perhaps a downsize to a one level home that accommodates, the boat & caravan plus great car accommodation and so much more inside and outside.
You are invited to attend the Open Houses or please phone me, Susan, on 0407 285852 and arrange a time to inspect that suits your busy schedule. What a Great Opportunity !

Special Features of this Home:

- * 3 Bedrooms or possible 4th Bedroom or Study/Office - all carpeted
- * Lounge and Rumpus / TV Room
- * Open Plan Kitchen with large Bench Space and Cupboards with double Pantry
- * Dining Area adjacent to the kitchen for ease of entertaining family and friends
- * All Bedrooms have built in wardrobes and plenty of natural light
- * Both Bathrooms have recently been renovated/ refurbished
- * Main Bathroom is positioned near laundry and side access
- * Separate Toilet / Powder Room
- * Main Bedroom positioned away from other bedrooms for privacy.
- * Main bedroom has ensuite and air conditioning

Outside Features:

- * This home has amazing storage and definite possibilities for Home Office
 - * 14 x Solar Panels ; Spear Pump for the Garden and lawns - land size is 714 m2
 - * Concrete slab for Caravan / Boat/ Jet Ski and 2 Garden Sheds
 - * Inground swimming pool recently resurfaced and fully fenced
 - * Fantastic Gazebo entertainment area - easy casual entertaining and bbq's
 - * So Close to Dog off Leash Park and the Marina & Marina Restaurants and Broadwater
- So much on Offer here, so much to see, to enjoy and an Opportunity to achieve and make this Your Family Dream Home. What A Great Lifestyle Investment !

4 BED | 2 BATH | 5 CAR

PRICE:
\$1,400,000

OPEN FOR INSPECTION:
N/A



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10 Viola Avenue
Hollywell

-  4
-  2
-  5

Internal: 188m²
Covered External: 75m²
Total Floor Area: 263m²
Land Area: 714m²

felt
IMAGERY

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely.
www.feltimagery.com.au



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.