

# 11 TYLER PLACE DECEPTION BAY



## FOR SALE

### MODERN STYLE, SPACE & FUNCTION - 4 BEDROOMS + STUDIO!

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON THIS WEBPAGE. THANK YOU.

Located in the desirable coastal suburb of Deception Bay, this beautifully presented and expansive 4-bedroom + studio/office residence presents a truly rare opportunity! Resting peacefully on a flat 631 square-metre block, this unique property offers contemporary and timeless style, with multiple quality additions including an extra-large covered entertainment area with spa, and a spacious separate multi-use studio/office - ideal for the home business, 5th bedroom, games room or extra living space.

Smartly designed and well appointed, this instantly appealing home ensures comfort and practicality for years to come for owner-occupiers, or a solid potential rental return for astute investors. The property's quiet cul-de-sac position puts residents conveniently close to local schools, parks, shopping village, Moreton Bay, and M1 Bruce Highway access.

Features include:

- \*Bright, stylish and spacious 4-bedroom residence with serene gardens; great kerbside appeal
- \*Central, inviting open-plan living/dining/kitchen area with air conditioning
- \*Large modern kitchen, stone bench tops, meals counter, dishwasher, ample storage
- \*Oversize covered and private rear entertainment area with spa, ideal for BBQs and entertaining
- \*Perfect north-east aspect captures cooling summer sea breezes, and warming winter sun
- \*Spacious separate lounge/media room with air conditioning; easy-care tiled floors throughout
- \*Generous bedrooms; master suite with walk-in-robe, and ensuite bathroom
- \*All bedrooms offer fully fitted wardrobes with shelving, hanging space, ceiling fans
- \*Large laundry opens to remote-control double garage and rear terrace access
- \*Extra-large detached studio with office/reception, currently used as a professional chiropractic clinic
- \*Studio/office is well appointed with air conditioning, and it its own separate access plus rear patio
- \*Potential for studio/office conversion to granny flat, subject to Council development approval
- \*Large Balinese hut with tropical garden offers an idyllic, private oasis or extra entertainment space

4 BED | 2 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



**Joe Hawes**

**0405045381**

[brisbanepp@atrealty.com.au](mailto:brisbanepp@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



## 11 Tyler Place, Deception Bay, QLD 4508

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.  
PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 200.6 sqm  
EXTERIOR: 107.4 sqm  
APPROX TOTAL: 308 sqm  
LAND: 631 sqm

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Property Partners

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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.