



## FOR SALE

### GREAT OPPORTUNITY ON THE CANAL - NORTH FACING

This Dwyer built home is a great opportunity waiting for an astute buyer. The home is built on a 685 sqm block overlooking the canal with four bedrooms, open plan kitchen/living/dining, separate lounge room, two bathrooms (main with en-suite) and double garage. Cash buyer wanted for quick sale.

The kitchen has recently been refurbished, new flooring has been laid in the kitchen/family and lounge room areas and there is quality carpeting to the bedrooms. The main bedroom has a walk in robe, en-suite and built in cupboards. Sliding doors at the rear of the home lead to the covered entertainment area overlooking views of the water.

The home is close to the local shopping centre, bowling club and the Banksia Beach Primary school. Look at these additional features:

- Ceiling fans
- Shed and separate tool shed
- 5 kws solar panels
- Solar hot water
- 7 x 3 metre pontoon
- Canal frontage 15.3m

The current owner is looking to move quickly and the home has been priced to sell. Do not miss out on this opportunity, call Geoff (your local agent) a call on 0414 230 130 to arrange your private inspection.

4 BED | 2 BATH | 0 CAR

#### PRICE:

REDUCED Offers Over \$680,000

#### OPEN FOR INSPECTION:

N/A



**Geoff and Rose Tutt**  
**0414230130**  
geoff@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)