



**SOLD**

## DUAL LIVING? WORK FROM HOME? THIS IS FOR YOU!

The hard work has already been done – simply move in and live life. This full brick home has had downstairs enclosed to a very high standard, effectively doubling its size. We have room for the whole family, plus all the toys. The shed is perfect for the tradie or hobbyist, and there is still plenty of yard left for the kids to enjoy.

### Upstairs:

- Kitchen and bathroom with separate toilet
- Timber floors throughout
- Front and rear patio
- 3 bedrooms
- Living room and dining room

### Downstairs:

- Large multi-purpose room with access to bathroom
- Huge open living/rumpus area
- Bathroom
- Kitchenette / Wet Bar
- Built-in desk
- Direct access to outdoor entertaining area

### Outside:

- Side access (3.3m wide)
- Titan shed with 15amp power (7m x 5m) and two roller doors
- Undercover entertaining area
- Large front double carport also with 15amp power
- Solar power system
- Cubby house and garden shed
- Fully fenced yard

### The Location:

- Plenty of space for the boat, and just a short drive up the road to launch it
- Less than 1km stroll to the picturesque esplanade

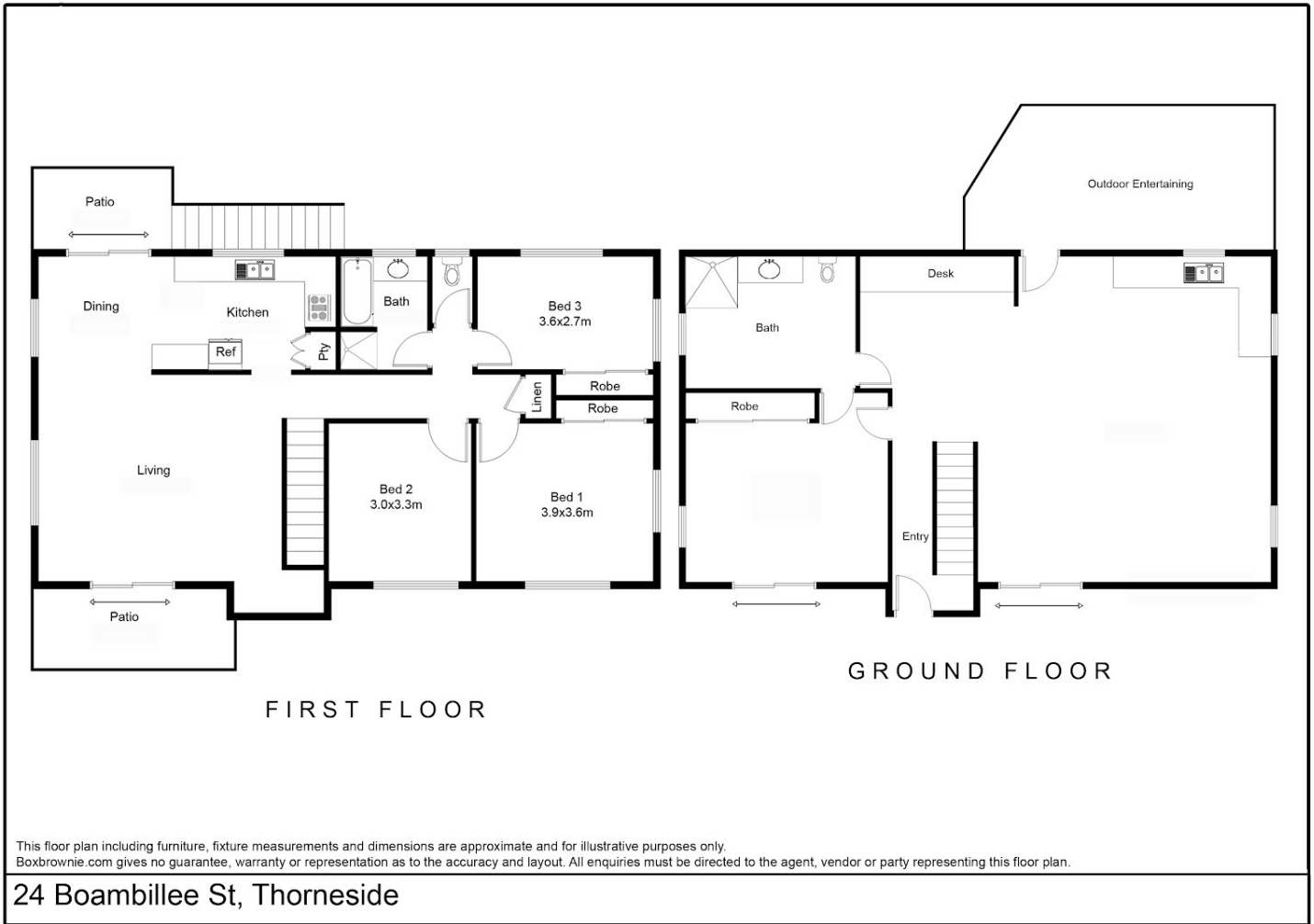
4 BED | 2 BATH | 0 CAR

PRICE:  
\$550,000

OPEN FOR INSPECTION:  
N/A



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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.