

FOR SALE BY SELLER

“Perfect Home Perfect Setting”

RESORT: Vantage Pines

HOUSE: VILLA 93

DESIGN: Lindeman 3 Special

STAGE: Two

EXTERIOR: Cream/Coffee

225 Logan St Eagleby

PRICE: \$599,000 PLUS

BUILT: 2007

STREET: Rosella

INTERIOR: Beige

DETAILED LIST OF HOME EXTRAS AND INCLUSIONS

BASIC FEATURES: 3Bedrooms /2 Bathrooms/ Tandem Garage/ Alfresco

HOME SIZE: 175m²

LAND SIZE: 220 Sqm **SITE FEE:** \$977.00 pcm

ENTRANCE	BED 2: King Size
-Security Door-Wide Tiled Entrance Hall	-W/W Carpet/ Dual Built In Robes
-Easy Wheelchair Access	-C'Fan Light/Picture Window Drapes
LIVING: 3.5mx4.5m	BED 3: Multi-Purpose Room
-W/W Carpet Akai Rev Cycle Air Cond	-W/W Carpet/ Dual Built in Robes
-Full Picture Window-Verticals-Curtains	-Picture Window Drapes/Slat Blinds
KITCHEN-Meals 4mx6m	MAIN BATHROOM
-Dble Fridge Space/Dble Pantry/Skylite	-Tiled Floor/Extra Wide Shower-Flix Mix
-TECO Rev Cycle Air Cond-Invertor	-Full Width Vanity-Ceaser Stone Top
-Tiled Floor /Ceaser Stone Bench Tops	INTERNAL LAUNDRY
-Fisher & Paykel/FF Wall Oven-S/Steel	-Tiled Floor /Wide C'bd/ Security Door
-F&P Gas Cook Top/Rangehood S/S	ALFRESCO EXTENSION 3mx6m
-Bellini White D'Washer Dual S/S Sink	-Lined Ceiling/ Patterned Stencil Floor
-Central Island Bench/Draws/C'Boards	-Kitchen Window Served/ AW PP
-Two Pack Cabinetry/Tiled Splashback	-Fluro Lights/High Privacy Fencing
-Wide Kitchen Window/Outdoor Served	ENCLOSED 3 CAR GARAGE- 3mx9m
-Fully Tiled Floor	-Auto Panel Lift Door/ Lined Ceiling
-Glass Sliding and Security Door	-Patterned Stencil Floor/Side Gate
-Access To Garage & Alfresco	-Fixed Ceiling Clear Light Panels
MAIN BEDROOM: KING SIZE	HOME EXTERIOR FEATURES
-W/W Carpet/Drapes/Walk In Robes	-Rendered Insulated Hebel Walls
-Teco Rev Cycle Air Conditioner	-Colorbond Roof-Light Colour
-Picture Window-Lace Curtains/ C'Fan	-Aluminum Window-Door Frames
ENSUITE: Tiled Floor/ Toilet	-Rinnai Gas HWS/ Security Screens
-Full Vanity-Ceaser Stone Top-Window	-Stenciled Driveway/ Front Access Gate
-Shower-Hose Rail-3 Grab Rails	-Site Fully Fenced/ For Security & Pets

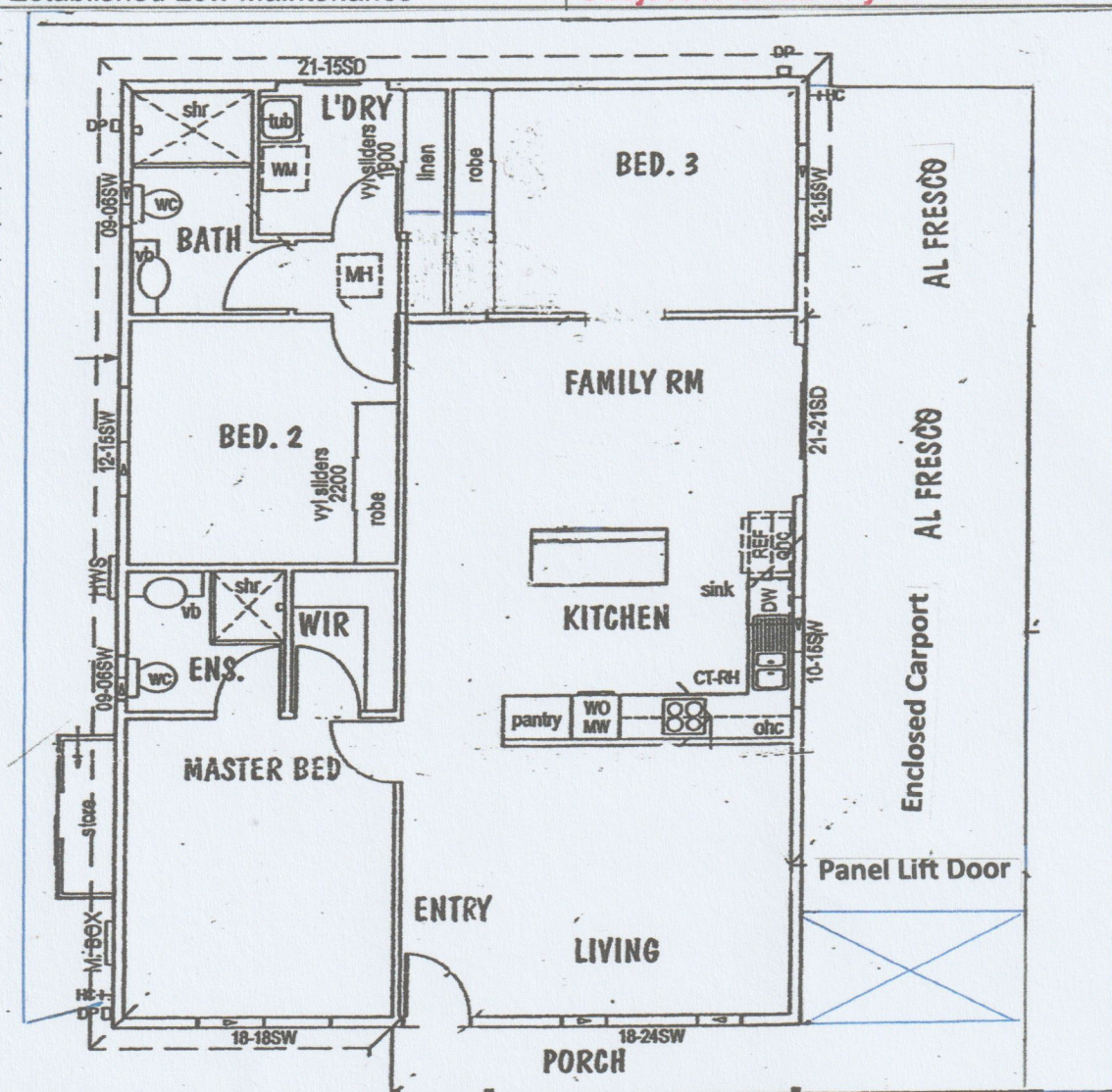
Refer Next Page for More Special Extras and Inclusions

DISCLAIMER: No Warranty can be given to prospective purchasers for the particulars hereby given and therefore all parties must rely on their own enquiries before entering into purchase the property.

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Refer This Page For Floor Plan Extras and Inclusions

FRONT VERANDAH	1.5Mx4m	SPECIAL HOME FEATURES
-Captures the Morning Sun		EXCELLENT PRESENTATION
-Wall Lights/ Lined Ceiling		POTENTIAL FOR EXTENSION
-Patterned Stencil Floor		RECREATIONAL FACILITIES ONLY
REAR YARD	1.5mx 3m	50M WALKING DISTANCE
-Pavers & Stone Screenings		TO INSPECT CONTACT DIRECT
-Secure High Privacy Fencing		SELLER BILL 0401 428 980 OR
-L'HND SIDEWAY:	1.5mx12m	AGENT DENNIS 0417 616 318
-Front Gate/ Stone Screenings		FLEXIBLE SETTLEMENT TERMS
FRONT GARDEN:		SECURE HOME ON \$1,000 DEPOSIT
Established Low Maintenance		Subject to SALE of your Home!



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