



## Banksia Beach, 1 Castaway Court

### WITHOUT COMPROMISE !!!!

This Classic canal front home of ample proportions is built on a 1064 sq. meter parcel of land. The building is constructed of rendered brick with a tile roof and is fully insulated and sarked. An entry hall with a sweeping staircase leads you upstairs to 4 bedrooms and a parents retreat. The primary bedroom accommodates a king size bed, has a walk-in robe/ dressing room and a double sized en-suite. In total the home has 4 bathrooms. Downstairs is a formal lounge and dining room, informal meals area, study and family room. Then exiting to a 40 Sqm tiled al-fresco meals and entertainment area with Stacker doors and separate BBQ area.

WHY YOU WILL LOVE IT ::

- \* Ducted reverse cycle air-conditioning.
- \* The kitchen incorporates all Miele appliances, including a gas hob, range hood, electric oven and dishwasher.
- \* Large food pantry.
- \* Appliance storage or wine rack is located under the stairs.

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**For Sale**  
Offers over \$2,250,000

**View**  
By Appointment

**Contact**  
**Monty Thompson**  
0414 526 266  
mthompson.bribieisland@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bribie Island**  
**(07) 3400 1900**

- \* Media room / Home theatre.
- \* The bench tops and splash backs are finished in Danish 'Blue Pearl' granite.
- \* Parking is provided in an attached triple garage.
- \* The garage has direct access to the home.
- \* The downstairs laundry has ample storage for linen etc.
- \* The salt-water pool is heated by a heat pump boasting year round swimming.
- \* A cabana is in proximity with changing and bathroom facilities.
- \* The waterside gardens lead down to a paved area where a 12 Metre pontoon provides a safe anchorage for large or deep draught vessels.
- \* Water and power are available dock-side.
- \* The southern part of the property is devoted to utility facilities, where a 6x3 meter powered workshop is incorporated for the resident.
- \* Two separate rain water tanks for a total of 1,000 litres provide water for the garden.
- \* Bin storage and garden tools are all in this area.
- \* All utilities are fenced off out of sight to maintain aesthetics.
- \* The property is fully fenced and gated with ample parking for multiple vehicles.
- \* A security system with CCTV ensures security, while adjoining dwellings are sufficiently distant to ensure minimum or no noise and maximum privacy.
- \* A 6 kwh solar system and three phase power supply services the electrics to the property.
- \* The gardens are watered by a computer controlled system with a choice of either tank or town water.
- \* The grounds were designed with minimum maintenance being paramount.

INSPECT: By Appointment only. Call Craig at 0410553557

\* Disclaimer: We have in preparing this information, used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.



## More About this Property

Property ID	WXHHCP
Property Type	House
House Size	500 m2
Land Area	1064 m2
Including	Study Air Conditioning Alarm Intercom Pool Courtyard Deck Gym Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

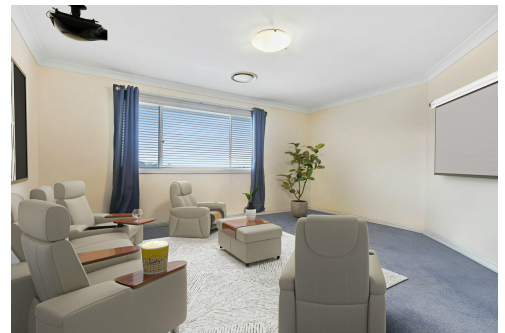
**Monty Thompson 0414 526 266**

Real Estate Agent | [mthompson.bribieisland@ljhooker.com.au](mailto:mthompson.bribieisland@ljhooker.com.au)

**LJ Hooker Bribie Island (07) 3400 1900**

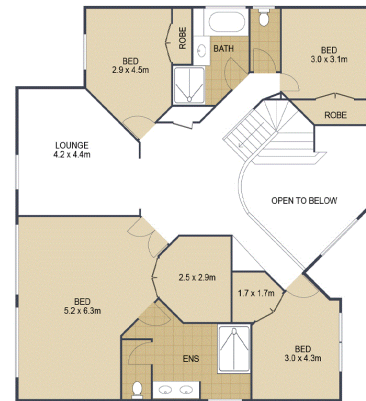
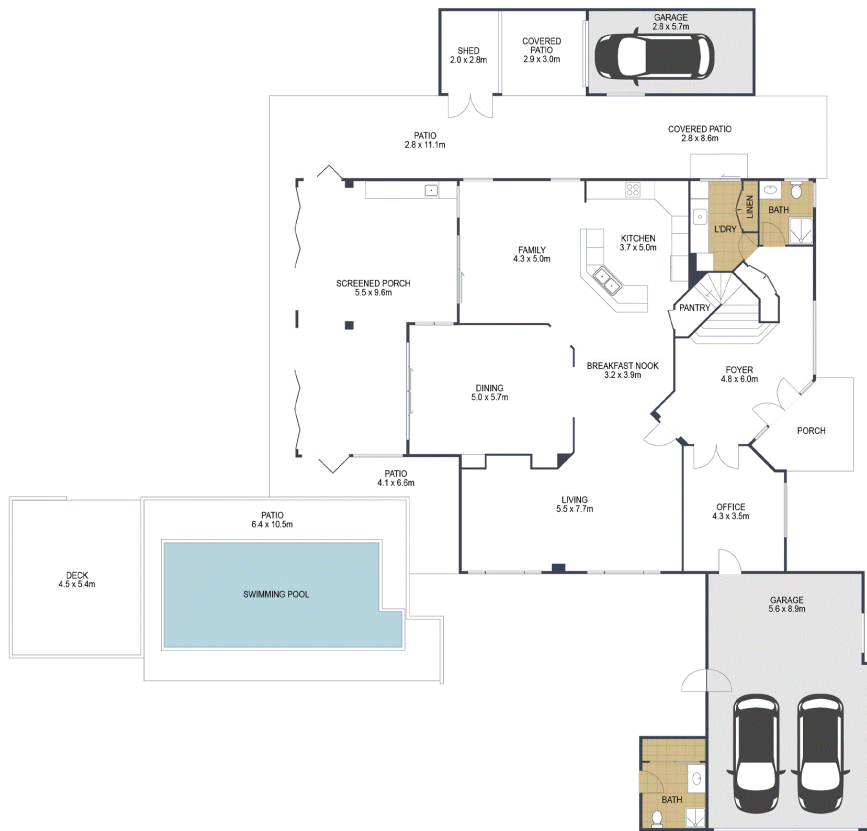
16/19 Benabrow Avenue, BELLARA QLD 4507

[bribieisland.ljhooker.com.au](mailto:bribieisland.ljhooker.com.au) | [sales.bribieisland@ljhooker.com.au](mailto:sales.bribieisland@ljhooker.com.au)



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TOTAL: 603m<sup>2</sup>

## 1 Castaway Court BANKSIA BEACH

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Floor plan by: [www.open2view.com.au](http://www.open2view.com.au)