







55 Staff Road, Electrona

Electrona - Four beds, three bathrooms, the beach at the end of the street

Ant's "Fluff-Free" Description...

A 2009 family home on 1, 188 square metres at Peggys Beach Estate. Upstairs is where you live, downstairs is where everyone else gets their own space, and out the back is a wood-fired pizza oven looking over bush and water

THE GOOD STUFF

1. Three bathrooms, so the school morning stops being a negotiation.

2. An open kitchen, dining and living upstairs, opening to the deck.

3. A covered deck over the lawn, the bush and the water .

4. A second living zone downstairs with a rumpus and a media or music room.

5. A main bedroom with a walk-in robe and ensuite.

4 3 5

FOR SALE
Expressions of Interest

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
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Interested parties must rely solely on their own enquiries.

LJ Hooker

6. A fourth bedroom downstairs beside the third bathroom, for teens or guests.

7. An outdoor kitchen with a wood-fired pizza oven and fire pit.

8. A big backyard with lawn, veggie beds and bush over the back fence.

9. A double garage, workshop and huge under-house storage.

10. Peggys Beach at the bottom of the street.

11. Five minutes to Snug and Margate, 15 to Kingston.

THE BORING-BUT-IMPORTANT BITS

1. 4 bedrooms with robes, 3 bathrooms plus separate toilets, double garage and driveway parking.

2. Approx. 243sqm of home on the floor plan, two levels.

3. Land: approx. 1, 188sqm (Volume 147309 Folio 39).

4. Built 2009, weatherboard upper level over rendered block.

5. Zoning: Low Density Residential, Kingborough Council.

6. Heat pumps, panel heaters and ceiling fans.

7. Workshop, garden shed and separate laundry.

8. Wall oven, cooktop and dishwasher .

9. Rental appraisal: $750 to $800 per week.

10. Floor plan, title and buyer pack available today.

11. Price: Expressions of Interest

Call Ant now for the full buyer pack, the floor plan and the first look through the door.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your next family chapter!

'I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

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MORE DETAILS

Property ID	YKJ1F
Property Type	House
House Size	256 m2
Land Area	1188 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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Total approx. house area: 243 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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