



Mindarie, 19 Bodrum Crescent

GREAT BONES ON THIS IMPRESSIVE FAMILY HOME

4  2  2 

For Sale
From \$999,000

View
By Appointment

OFFERS

BUYERS IN THE LOW ONE MILLIONS

One thing stands out when you walk into this quality-built Peter Stannard home at 19 Bodrum Crescent, Mindarie, and that is the High Ceilings, it just has that Wow impact as soon as you enter. Those high ceilings follow thru into the Family room, the Dining and Kitchen and it is just stunning.

Everything about this 3 x 2 plus 4th Bedroom or Home Office will impress you. There is the private tropical oasis that beckons you to just sit and enjoy the outdoors or you just want to take a dip in the below ground swimming pool surrounded by lush mature gardens, then there is the undercover BBQ area directly off the Dining Room offering a very protected spot for outdoor gatherings.

Some of the features of the home below:

Great street profile with verandahs and a Portico that protect the home from the summer



LJ Hooker City Residential
(08) 9325 0700

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.

heat

Spacious Hall Way with stunning high ceilings

4th Bedroom or Home Office, Gym situated at the front of the home —ideal if you work from home

Private Theatre Room with coffered ceilings

Thru the French doors you are welcomed by a huge kitchen, Dining area and then a very impressive sunken Games Room with access to the garden

Curved kitchen bench adds something special to the home with loads of cupboards, wall oven, gas hot plate, overhead cupboards, pantry, dishwasher and plenty of bench space plus extra storage behind the pantry

The right side wing of the home has Bedroom 1,2 & 3 with the Master Suite at the rear of the home ideal for peace and quiet

Master Bedroom has a very generous walk in robe, a huge ensuite and is flooded with light with a bank of windows looking out to the garden

Main bathroom is in two parts, the vanity and toilet are separate to the shower and bath which is accessible by both bedrooms

Huge laundry is sure to be a hit

Very generous linen cupboard

Good sized garage with a 1.5 x 1.7 workshop

Below Ground Swimming Pool

Spacious Patio area

Lots of outdoor grassed areas for kids to play

Home size approximately 210m2

Block 623m2

Built in 1999

Ducted Evaporative Air conditioning

2 x Split System Reverse cycle air conditioning

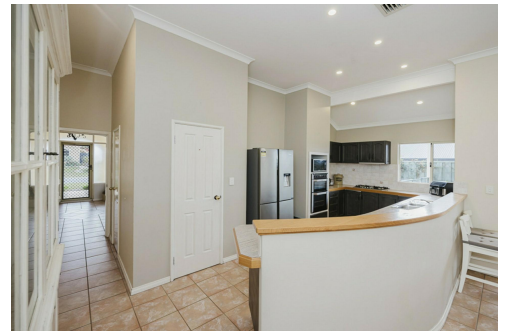
Shire Rates \$2511.53

More About this Property

Property ID	3T8YFGJ
Property Type	House
House Size	210 m2
Land Area	623 m2

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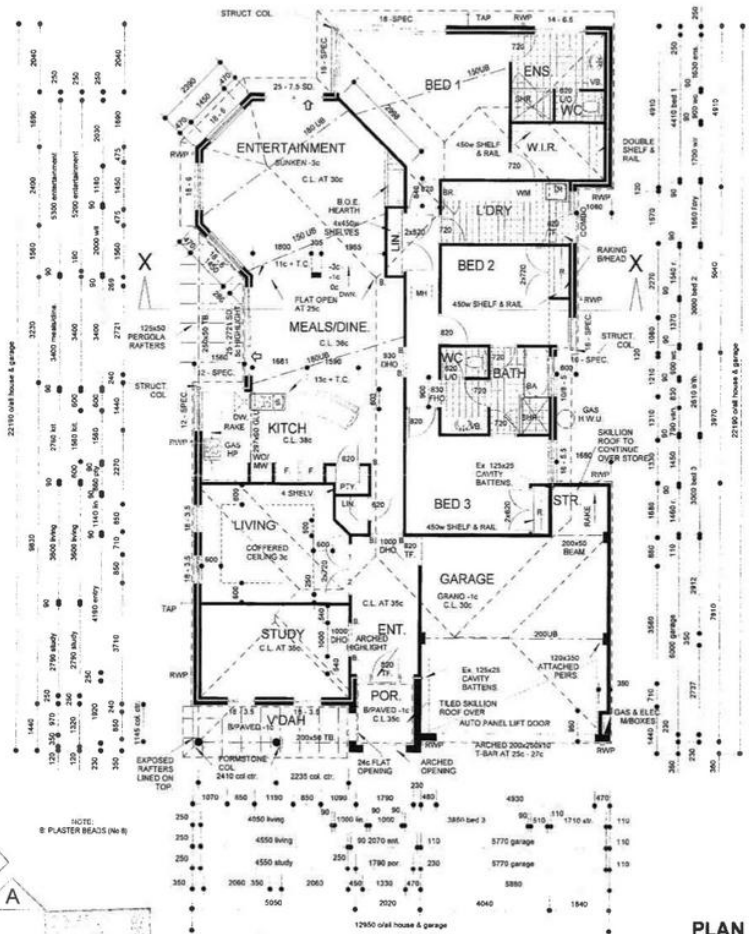
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AREA
 HOUSE 205.59m²
 GAR./STR. 40.09m²
 VDAH 6.36m²
 PORCH 4.26m²
 TOTAL 256.30m²
 PERIMETER 88.62m



PLAN
SCALE 1:100

Signature
Peter Stannard
Architect
 42 HASLER ROAD, COBBERNE PARK, Q517 TEL: 07 5560 FAX: 0448 1838

CLIENT	MS J. CHIA (YS)	MODEL No	000	<i>Livorno</i>	SHEET No	1
ADDRESS	LOT 609 BODRUM CRESCENT MINDARIE	DRAWN	A.A.N.	DATE	27-10-98	JOB No
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