



17 Vulcan Place, Quinns Rocks

COASTAL QUINNS ROCKS TWO STOREY HOME!

- * GRAND OPENING THIS SATURDAY 17/10 - 1.15pm - 1.45pm
- **

Welcome to 17 Vulcan Place one of the few exclusive streets in Quinns Rocks nestled in a quiet cul-de-sac and across from the beautifully maintained Mintaro Park. The pristine Quinns coastal strip is a short walk and approximately 700 metres away! You will be close to reputable schools, primary through to senior. The 'Invogue Built' home offers something most homes don't with 'two' master suites with ensuites. One of the 'master suites' are on the ground floor, a work from home office/study, huge, designated theatre room (which you could use as another bedroom if needed), the kitchen, living and dining is to the back of the home and has a partially enclosed Alfresco to use all year round in all weathers! Upstairs there are three further bedrooms including the 2nd 'master suite', with 'jack & jill' bathroom and computer nook/teen retreat.

With large side access potential opportunity for 'granny flat'.

Disclaimer - The information provided regarding the potential development of an ancillary dwelling (granny flat) on this property is for general illustrative and information purposes only, prospective buyers can conduct their own research.

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FOR SALE

Offers from \$1,549,000

VIEW

Sat 17th Oct @ 1:15PM - 1:45PM

AGENTS

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AGENCY

LJ Hooker City Residential
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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

The Home
4 bedrooms (includes two master suites)
2 bathrooms
Powder Room downstairs
Gourmet Kitchen with stone tops
Dining & living area
Alfresco (partially enclosed + café blind)
Laundry
Solar System
High ceilings
Air conditioning
Computer nook
Balcony
High ceilings
Hardwood floors
NBN ready
Built 2007
Elevated 605sqm block
Ground Floor (approx.)
Alfresco 22.4sqm
Garage 41.2sqm (dims 5.9m (w) x 6.6m (l))
Living 149sqm
Porch 4sqm
First Floor (approx.)
Upper living 79sqm
Balcony 4.9sqm
Total area —300sqm (approx.)

Features include

Double glazing to the upstairs & double glazed to front door, master suite and alfresco.
Plenty of outdoor space, established gardens to the back, lawn and room for a pool.
Bonus side access with large entrance to the back, room for cars, boats, caravans to the side and front of the home. Room for a pool (stsa)!

Rates & Dimensions:

Council \$2,200 pa approx
Water \$2,154.36 pa
Land Size 605sqm

Call Chrys Timpson on 0424839055 for more information —this is hot property!

MORE DETAILS

Property ID	3WAVFGJ
Property Type	House
House Size	300 m2
Land Area	605 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Balcony
	Outdoor Entertaining
	Secure Parking
	Solar Panels

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