



13 Minetta Street, Victoria Point

A home to build a dream on

This generously proportioned home with lovely street appeal is ideally located on a level 638m2 block in the highly sought after quiet, residential, family-oriented pocket of Point Halloran. With four generous living areas and a separate study in addition to three bedrooms this property boasts a versatile and flexible floorplan which will adapt to suit larger family groups and is ideal for entertaining family and friends. The home is freshly painted, flooded with natural light and enjoys a neutral colour palette throughout. The master suite incorporates a large bedroom with walk in robe and ensuite, two further good-sized bedrooms are located on a separate wing with the family bathroom, separate toilet and laundry. Local schools and amenities are on the doorstep and the stunning waterfront esplanade is only a stroll away.

- Open plan kitchen, breakfast nook and dining area at the heart of the home opening onto the alfresco area. Separate large lounge/media room at the rear of the home plus a family room with snug located at the front.
- Good sized kitchen with breakfast bar., electric oven and cooktop, dishwasher and pantry.
- Master suite with walk in robe, ensuite with vanity and shower plus new toilet.
- 2 additional bedrooms with built ins on a separate wing with the family bathroom complete with bath, shower, vanity and separate

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Centre

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toilet.

- Separate laundry.
- Extras include split system air conditioning, lots of storage, new fans throughout, freshly painted in a neutral modern colour palette, security screens.
- Alfresco area with built in BBQ flowing off main living area.
- Double lock up garage with remote garage door, additional off-street parking.
- Fully fenced, private 638m2 block with side access, garden shed, lawns and landscaped gardens.
- " Dream location —walk to the waterfront esplanade, close to local schools, parks, transport and the cafes, restaurants and shops at Victoria Point.

Call now to arrange a private inspection!

MORE DETAILS

Property ID	BTY0F2S
Property Type	House
Land Area	638 m2
Including	Air Conditioning Outdoor Entertaining

Karen Renouf 0413 473 461

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Total Approx Floor Area: 240m²

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

Team Renouf **LJ Hooker**
Property Centre