



36 Cutten Street, Bingil Bay

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COME HOME TO BEAUTIFUL BINGIL BAY

 1,388 sqm

Almost \$30,000 slashed off the price!!!

**\$359,000**

ID# 11034102721

The tropical, rainforest reserve creates a private setting at the rear of this low maintenance, 2 bedroom home which is ideal for couples but could easily accommodate a much larger family who require loads of living space on this huge 1388m2 allotment.

Tiled outdoor patio adjoins the pool area with inground pebblecrete pool which is shaded by a blanket of dense green foliage, making it an even temperature in summer when you will enjoy it the most.

The double lock-up garage has been converted into a studio which has split system air-conditioning and occupies a very large space, making it ideal for those who work from home and this space could easily be converted into more bedrooms if required. Current use is rumpus room/craft/office/home movie theatre. Uses are only limited by your imagination.



**Dianne Wagner**  
0419 685 495

Enter into the large living room through the feature entry with glass bricks and bay windows and once inside, you can enjoy a garden outlook which provides a natural privacy barrier from the street. It is fully tiled throughout and features a combined lounge/dining/kitchen, 2 air-conditioned bedrooms with ensuite to master bedroom plus separate WC.

A second shower in the laundry is a handy addition - great when guests stay over and can be accessed from the pool area. Kitchen includes ample cupboard and bench space and oversized pantry plus there's space for a dishwasher.

Stampcrete driveway with double shade sail provides car parking area for two vehicles while there is a 4m x 5m lock up steel shed in the rear garden to take care of all your storage needs.

Complete with tiled outdoor area from which to enjoy this rainforest setting. A functional home where you can walk to the beach at Bingil Bay in only 5 minutes.

WHY WAIT? Call to inspect today to avoid missing out!

Contact Exclusive Marketing Agent, Di Wagner on 0419 685 495 to arrange an inspection.

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