



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

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.

ID# 11034102721

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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