



13 Dyer Street, PALLARENDA, QLD 4810

Perfect in Pallarenda

This property has been owned and renovated by a well known architect and offered For Sale for the first time in over 30 years.

The home has been remodelled in a pavilion style, responding to the influences of location and climate. The front, and original single storey portion consists of 2 bedrooms with BIR, spacious living area, dining room (or 4th bedroom) plus the main bathroom with spa bath and separate toilet and laundry. The modern kitchen has generous cupboards and bench space, floors are hardwood and each space is air-conditioned.

The rear, two storey building is a real surprise package. Upstairs is a parents' retreat nestled between advanced trees, comprising a grand bedroom space, walk-in robe, ensuite with separate toilet and a secluded balcony overlooking the pool. Downstairs is a multi-purpose living space with kitchenette and polished concrete floors. This building is wired to accept emergency generator power if ever required.

Joining the two enclosed buildings is an alluring outdoor living zone consisting of a deep shaded pool with a large entertainment area that will delight your family and friends. The dramatic roof design offers maximum shade in summer and gentle sun

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P191722

SALE DETAILS

Offers over \$929,000

CONTACT DETAILS

Debra Ohlin
0402 917 226

penetration in winter. The structure is designed to accept a second storey addition should that be desired in the future.

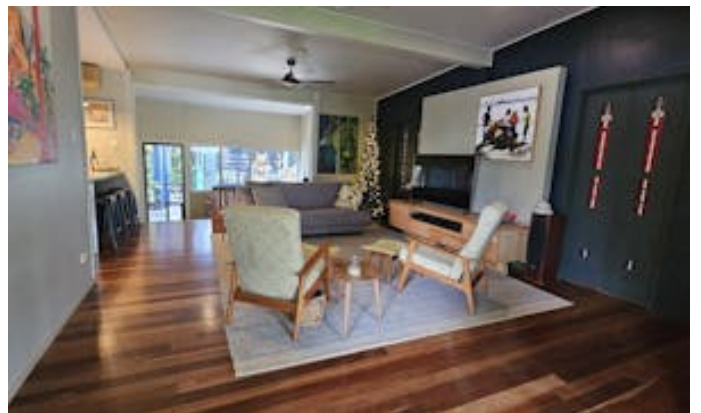
Ancillary facilities include multiple under-cover vehicle spaces, lock-up store/bike garage and separate integrated garden store. The recently refurbished roof support a large solar panel installation.

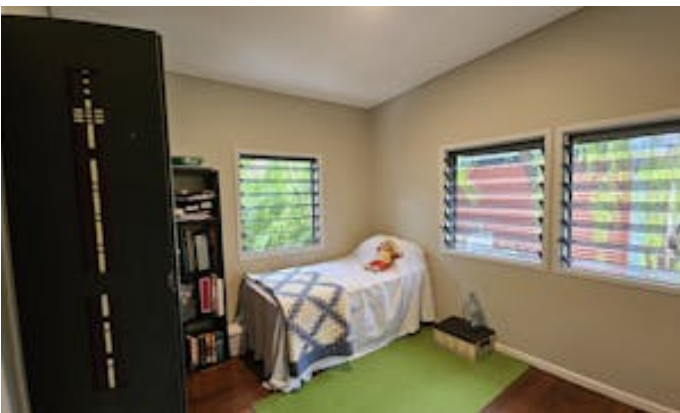
The landscaping, serviced by a fully automated irrigation system, has been designed to enhance and embrace the built structures and is integral with the overall tropical living experience.

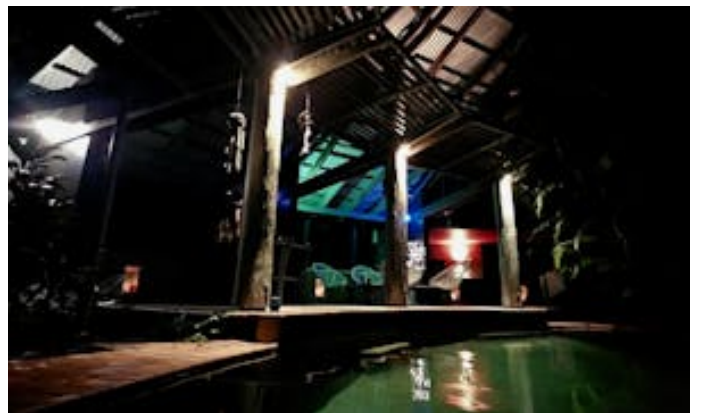
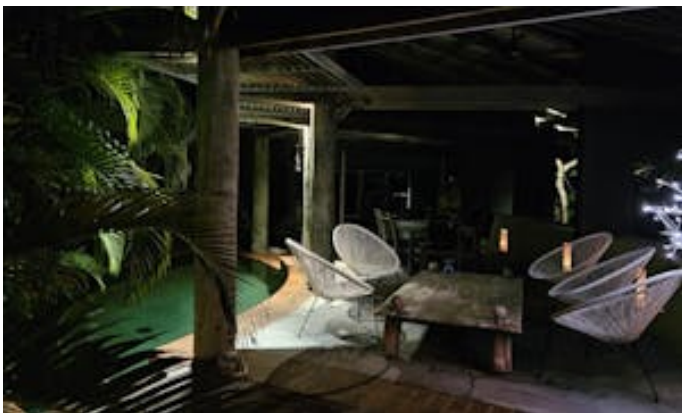
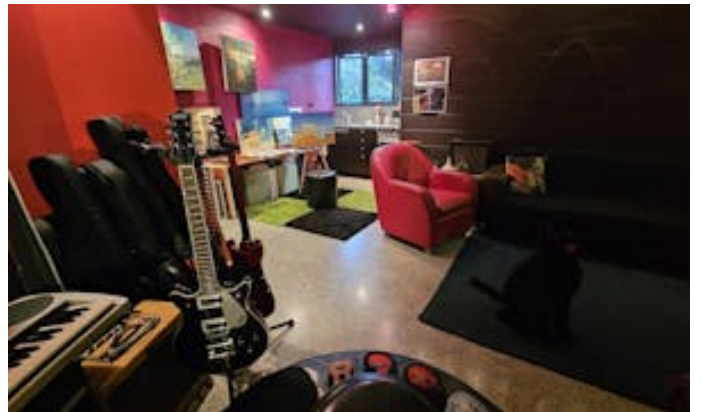
Rates approx : \$4914pa

Rent appraisal \$1000 -\$1100pw

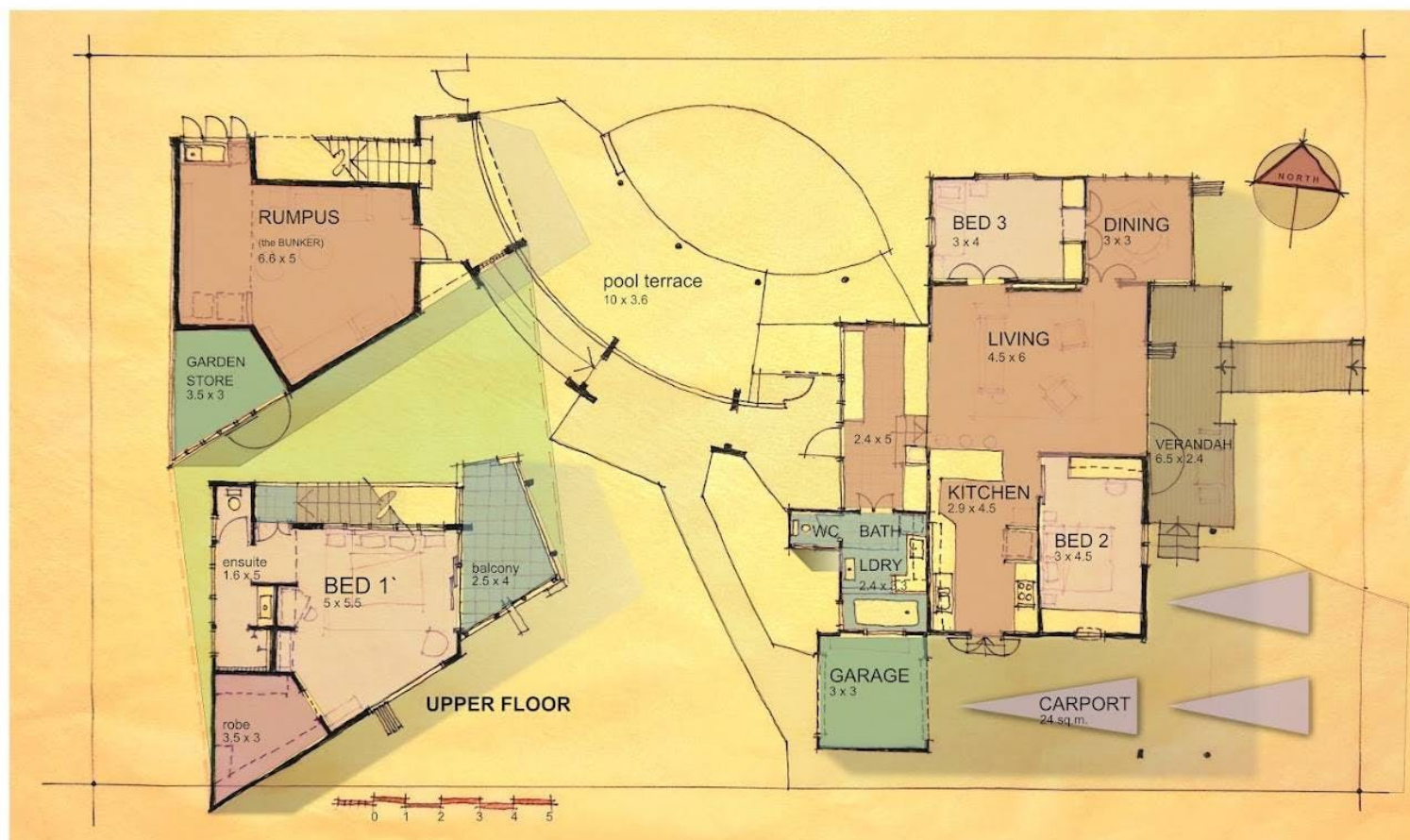
- Land Area 708.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











FLOOR PLAN

SITE AREA: 708 sq.m.
 TOTAL ENCLOSED LIVING: 190 sq.m.
 COVERED OUTDOOR LIVING: 60 sq.m.
 TOTAL ENCLOSED GARAGE / STORE: 20 sq.m.
 COVERED CAR SPACE: 24 sq.m.

note: areas and dimensions are approximate only



SITE PLAN

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