



400 O'regan Creek Road, TOOGOOM, QLD 4655

Architecturally Designed – Stroll To Beach

Less than 5 years old this stunning 'Beach House' sits privately on a 'no through' road just a 2 minute stroll to the peaceful Toogoom beach. Built for the 'Queensland Beach Lifestyle' You will not find another home like it!

With soaring cathedral ceilings, multiple entertaining areas, enormous sunken lounge with wall to wall glass stacker doors to capture the sea breezes this home is all about entertaining and comfort.

Featuring:

- * 2002m2 fully fenced and landscaped private block with rural views to one side
- * 6m x 6m shed with power and clear access with room to park caravans, boats and still have room for an inground pool
- * Super sized sunken lounge with glass stacker doors to the front flowing out to under cover entertaining over looking the gardens
- * Open plan Dining and Kitchen with gas cooking, loads of storage & bench space PLUS walk in pantry
- * King Size Master bedroom with walk in robes, beautifully appointed ensuite with bath

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: Sold

INTERNET ID: 47P2634

SALE DETAILS

Offers \$900,000 to
\$950,000 Considered

CONTACT DETAILS

**Elders Real Estate
Toogoom**
Burrum Heads
Accommodation Centre
Burrum Heads, QLD
(07) 4129 5166

Mike & Ali Suidgeest
0428 548 888

and walk in shower PLUS your own outdoor shower for those starlit nights.

* Separate air conditioned 'Guest Wing' offering 2 Queen Size bedrooms and stylish bathroom

* Laundry with walk in Linen/Store room

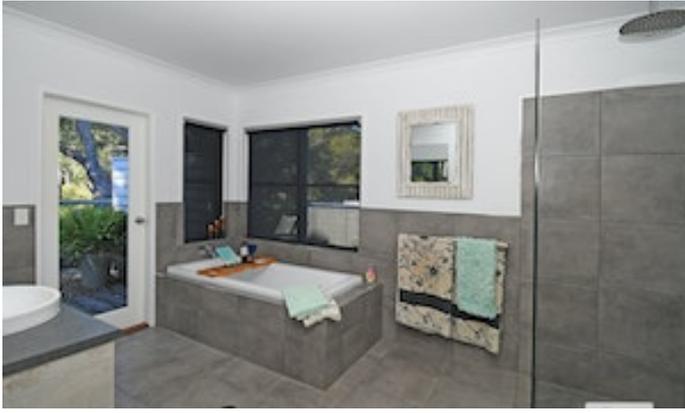
* Over sized under cover entertaining leading off from the kitchen /dining overlooking a designated 'Fire Pit' area and 4mt Swim Spa with rural views.

This is a stunning property. Spacious yet oozing charm and elegance, light and airy yet cozy, ultra modern yet homely. It is without doubt the ultimate in lifestyle living.

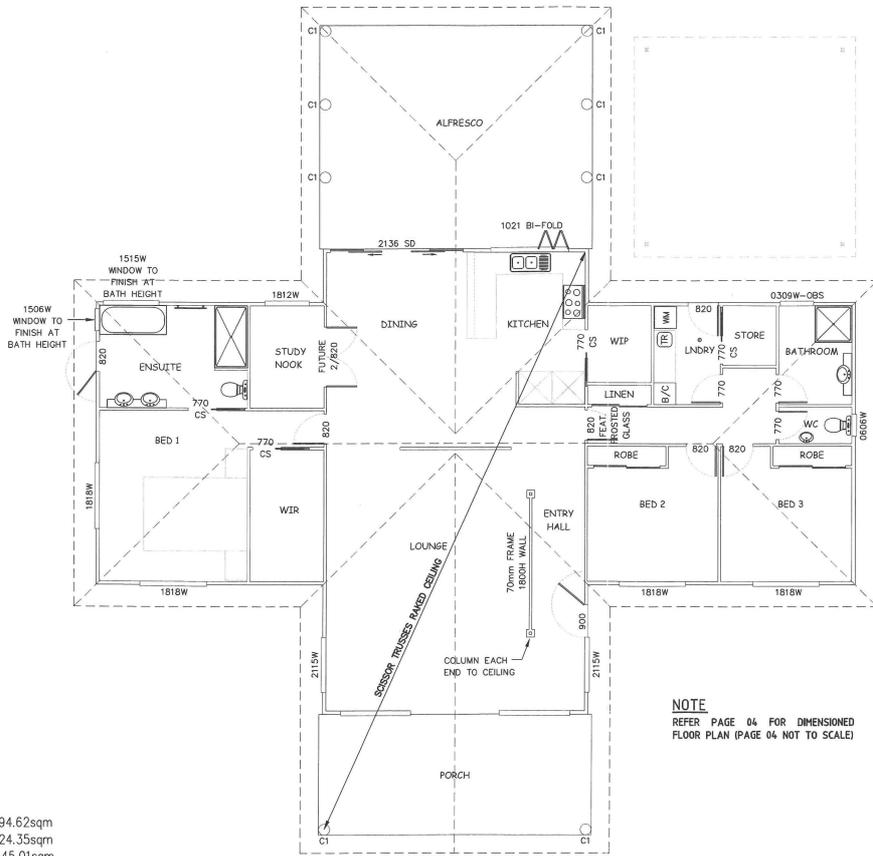
Don't hesitate â#i. Call us today to inspect â#i. You will love it !

- Land Area 2,002.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Single carport









GENERAL NOTES
 BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE FROM DRAWINGS - IF IN DOUBT - ASK

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT N.C.C., QUEENSLAND BUILDING ACT, LOCAL AUTHORITY AND RELEVANT REGULATORY REGULATIONS.

PROVIDE LIFT OFF HINGES TO WC DOORS IN ACCORDANCE WITH BCA, PART 3.8.3

WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH AS:3746-2010.

TERMITE PROTECTION TO BE IN ACCORDANCE WITH BCA, PART 3.1.3 AND AS:3660.1:2009

TYPE OF PROTECTION TO BE CONFIRMED BY BUILDER/CLIENT.

EXPOSED EDGE BARRIER
 STAINLESS MESH (TERMI MESH)
 CHEMICAL BARRIER (KORDON)

ALL INTERNAL DOORS ARE TO BE 2340mm HIGH

WALL FRAMES:
 EXTERNAL - 90mm
 INTERNAL - 70mm UNLESS NOTED

WINDOWS:
 SOLAR BLOCK (CLEAR)

ROOF:
 COLORBOND ROOF SHEETING

EXTERNAL CLADDING:
 LINEAR WEATHERBOARD

FLOOR COVERINGS:
 LOUNGE VINYL PLANKING
 BEDROOMS 1, 2 & 3 CARPET
 WET AREAS TILES
 KITCHEN VINYL PLANKING
 DINING VINYL PLANKING
 ENTRY VINYL PLANKING
 STUDY NOOK VINYL PLANKING
 WIP VINYL PLANKING
 STORE TILES
 PORCH BROOM FINISHED CONCRETE
 ALFRESCO BROOM FINISHED CONCRETE

HOT WATER SYSTEM:
 SOLAR

LEGEND
 C1 300Ø FRC COLUMNS

NOTE
 REFER PAGE 04 FOR DIMENSIONED FLOOR PLAN (PAGE 04 NOT TO SCALE)

AREAS

LIVING AREA	194.62sqm
PORCH	24.35sqm
ALFRESCO	45.01sqm
TOTAL	263.98sqm



OWNER	PROJECT PROPOSED NEW RESIDENCE LOT 27 SP248349 O'REGAN CREEK ROAD, TOOGOOM	TITLE FLOOR PLAN - NO DIMENSIONS	DATE 19/05/2017	SHEET 1 OF 8
			SCALE 1:100	DRAWING No. 03