



PRICE GUIDE: \$615,000.00

Area: 5432 m2

SOLD BY Graham & Shelly Lynham

Few homes respond to family requirements with such distinction as this quality built Andrew Patteson home. Meticulously maintained by just one house-proud family it has luxurious entertaining areas and substantial space throughout.

Privately located behind the beautifully established gardens you will instantly recognize that all the hard work has been done.

Its impressive list of credentials includes:

- 5432 sqm allotment [1 1/3 acres]
- Spacious fully a/c home with 4 bedrooms + Study
- Master bedroom has a private ensuite with corner bath & separate shower
- Two living areas, one with large projector screen
- 100,000 L concrete pebbletex resort style pool with waterfall over cave & spa

- Original large patio
- 15x9m 5 bay powered shed with 3 roller door



Shelly Lynham
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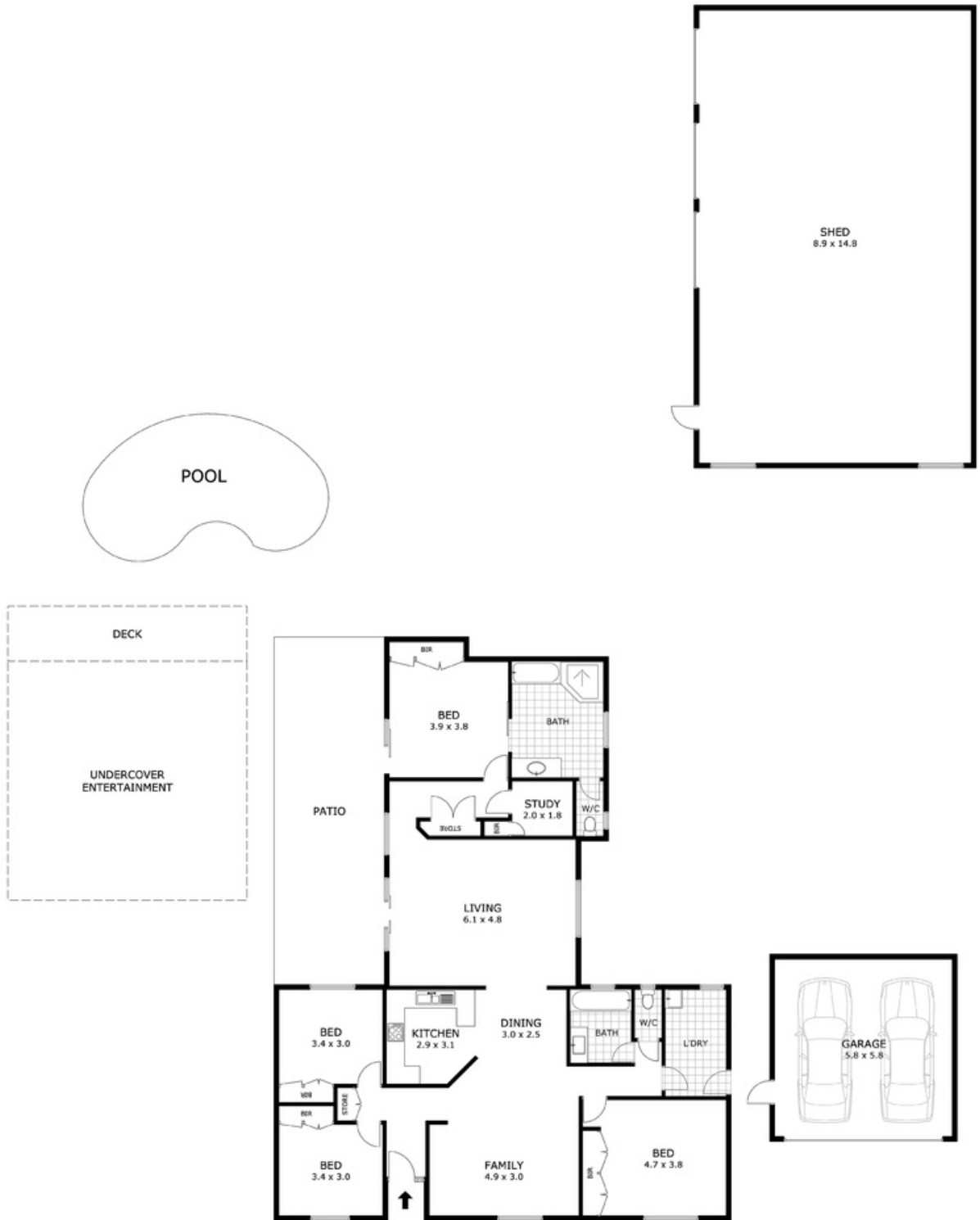


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 189 m ²
Garage	- 33 m ²
Shed	- 131 m ²
Patio	- 40 m ²
Entertaining	- 60 m ²
Total	- 453 m ²

11 Ridge Road, Alice River