



**PRICE GUIDE:** \$690,000.00

Area: 730 m2

Council Rates: \$5,246.60 p.q.

### Sold by Shelly and Graham Lynham

Located in one of Douglas's Premium riverside enclaves, this generously sized executive home on a 730 m2 allotment offers a very unique opportunity for family living.

At over 310 m2, the home features a bespoke design that features a lower level of 268 m2 + with four bedrooms (one with ensuite) , a kitchen, living areas, and an expansive patio.

On the upper level, the Master bedroom offers a spacious 41 m2 including an ensuite and views of the river.

With four bedrooms and a study downstairs below including a second master bedroom with an ensuite, it's ideally suited for visiting, parents or extended family.

The fully fenced, irrigated and landscaped a



**Shelly Lynham**  
0414 250 166

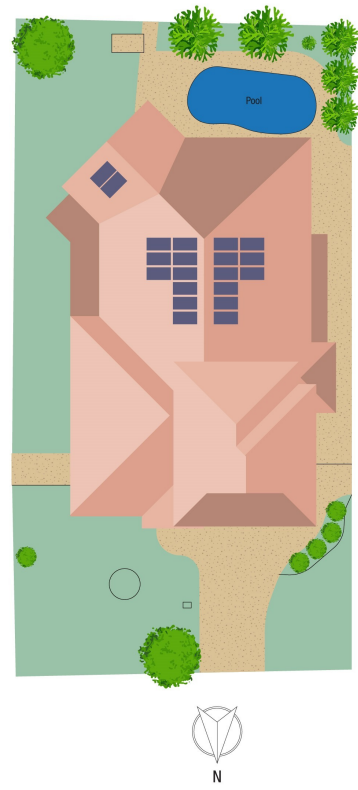


**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



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 persons should rely on their own enquiries.

**41 Sheerwater Pde, Douglas**