

BUYER INFORMATION GUIDE

PROPERTY

85 AUGUSTA CIRCUIT PEREGIAN SPRINGS QLD 4573

LOT	4221
SP/RP	SP231627
TITLE	51039282
BLOCK SIZE m ²	812m ²
BUILDING SIZE m ²	350m ²
BEDROOMS	5
BATHROOMS	4
GARAGE/DRIVEWAY PARKING	2
PANTRY	Yes
STOVE TOP TYPE	Omega gas
OVEN TYPE	Omega electric
DISHWASHER	Omega
STUDY	Yes
MEDIA/SECOND LOUNGE	Yes
LAUNDRY	Yes
SHED	Yes 3 x 1.5m
SIDE ACCESS	Yes X 1 pedestrian access 1.5m wide X 1 double gated access at 3m wide
AIR CONDITIONING	Zoned ducted split system
HOT WATER SYSTEM	Gas
RATES 6 MONTHLY	\$950
GARDEN BED RETICULATION	Yes
GAS CONNECTION	Yes, bottles for the stove and hot water
YEAR OF BUILD	2018
BUILDER	G.J. Gardner Homes - Sunshine Coast North
INTERNET CONNECTION	NBN



ADDITIONAL PROPERTY FEATURES

- ✓ Porcelain tiles throughout living areas
- ✓ Water filtration system; chlorine and fluoride free water
- ✓ Uninterrupted lake and golf course views
- ✓ Envidable position at the midway point along the bank of the main lake
- ✓ Private and quiet location
- ✓ Add value by building in the yard;
 - Pool
 - Summer house
 - Outdoor shower
 - Decking
 - Landscaped garden beds
- ✓ 3 mins drive to shopping centre
- ✓ 6 mins drive to Peregrine Beach
- ✓ 8 mins drive to Coolumbury Beach
- ✓ Close proximity to several schools
 - Peregrine Springs State School
 - Coolumbury State High School
 - St Andrew's Anglican College

