



11 Lakeshore Circuit IDALIA QLD

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Meticulously maintained this residence is being released to market for the very first time!! First impressions will deliver a delightful dual street appeal. You will feel right at home on the front porch sipping a morning cuppa or afternoon beverage, overlooking the neighbourhood park.

This gracious home offers a flexible floorplan featuring 4 bedrooms, 2 bathrooms and multiple indoor and outdoor living areas. The elegance creates a warm and welcoming ambience.

Overlooking the entertainment area the gourmet kitchen features an abundance of space, stainless steel appliances, ample of storage, endless bench space ideal for meal preparation, a breakfast bar highlighted by a contemporary pendant light.

The formal dining area offers a great place to enjoy your family feasts away from the distractions of the living zones.

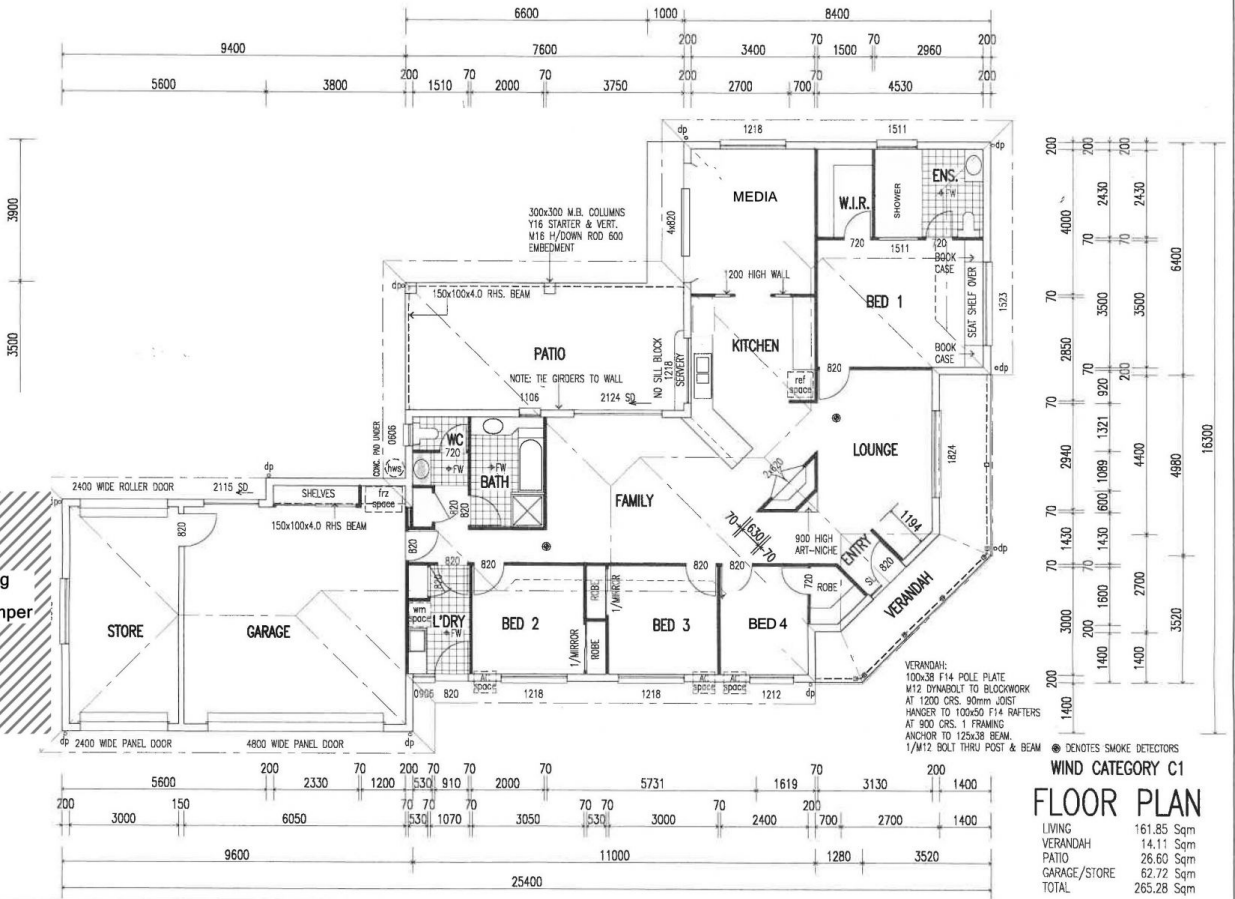
There are 2 separate living zones, both providing direct access to the pool - one adjoining the kitchen while the other is situated on the other side of the kitchen - this room could also be utilised as a 5th bedroom or home office.

The vast master bedroom is positioned at the front of the home presenting a charming built in bay window seat, elegant ensuite with Italian feature wall tiles and double

Price : \$ 640,000
Land Size : 762 sqm
View : <https://www.kingsberry.com.au/sale/qld/townsville-district/idalia/residential/house/6498852>



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WIND CATEGORY C1

FLOOR PLAN

LIVING	161.85 Sqm
VERANDAH	14.11 Sqm
PATIO	26.60 Sqm
GARAGE/STORE	62.72 Sqm
TOTAL	265.28 Sqm

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

LIC. UNDER QBSSA ACT 1991.
 LIC. No: 729147
 LICENCE CLASS - RESIDENTIAL DESIGN LIMITED
 A/N: 092 803 515
 A/R: 27 992 803 515
 © BUILDING DESIGN CENTRE PTY. LTD.

NO.	AMENDMENT	DATE	INT.

Williams Construction Pty. Ltd
WILLIAMS & CO
 trading as
 P.O. BOX 703 TOWNVILLE 4810
 PHONE: 4723 3772 MOBILE: 0419 788 682
 FAX: 4723 3733 CRAG: 0408 779 746

DATE: 20-01-01 SCALE: 1:100
 AUTH: [Signature] DRAWN: KAN
 SH No: S2 ISSUE: B JOB No: 000093

CLIENT:
 LOCATION: LOT 165 WATERFORD GROVE
 FAIRFIELD WATERS

BUILDING DESIGN CENTRE
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 WEST END TOWNSVILLE
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