

**SOLD**

## RESORT STYLE LIVING IN FERNLANDS !

Elevated with a commanding street presence in a blue ribbon precinct this wonderful family home is lovingly presented for sale by its fastidious owners.

Standing proudly over the huge fully fenced 950m2 block of tropical landscape gardens, picturesque rock waterfall and sparkling inground salt water pool this property epitomises the lifestyle often sought but rarely found in today's market.

Architecturally designed for seamless living this open planned stunner features soaring vaulted ceilings accentuated by neutral tones and is flooded in natural light via the atrium roof.

The practical open plan design is a perfect blend of modern décor with the added beauty of natural timbers and polished hardwood timber floors throughout.

The brand new gourmet chef's kitchen is sure to impress the most discerning of budding masterchef outfitted with quality stainless steel appliances throughout. Centrally located servicing the formal dining and lounge areas it features luxurious Caesar stone benchtops with high gloss cabinetry with soft closing drawers.

Entertain family and friends alike under the massive alfresco dining area overlooking the resort style pool, easy care gardens and pet friendly yard.

The generous master suite features an ensuite, walk in robe and private deck perfect for a coffee in the morning sun.

Two other bedrooms at the rear of the house are spacious fully built in bedrooms with floating timber floors perfect for young children or messy teenagers alike.

Downstairs the options are endless with a fourth bedroom/ rumpus/ home office with separate entry, music or storage room and fully self contained 3rd bathroom. A teenagers retreat or extended family accommodation.... You decide!

With the potential extra income stream it's also perfect for the savvy investor.

With air conditioning and ceiling fans throughout you'll breeze through the warm summer months and with the combustion heater taking care of the winter chills your year round comfort is

4 BED | 3 BATH | 0 CAR

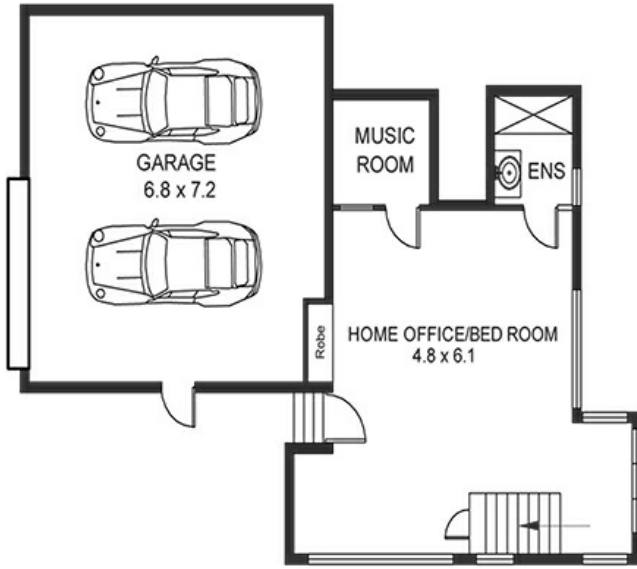
PRICE:  
\$728,900

OPEN FOR INSPECTION:  
N/A

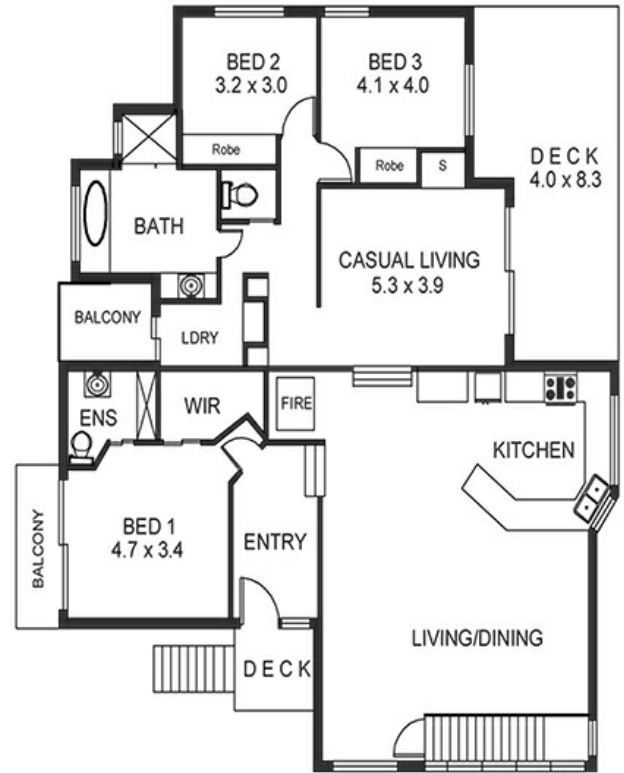


**Kearney Royle**  
kroyle@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows rooms and any other items and structures are approximate and no responsibility is taken for any error, omission or mis-statement. Bathroom and kitchen fittings, cupboards and door types and laundry appliances and windows are tokens and approximate the actual fitting related.  
This plan is for illustrative purposes and should be used as such by any prospective buyer.  
Plan drawn by Eagle Eye Photography Service, www.eagleeyehq.com.au Copyright 2017. All rights reserved.  
No reproduction without license, contact photographer for more information.



GROUND LEVEL



TOP LEVEL

## 3 Woodfield Court Ferny Hills 4055

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.