



# FOR SALE

## YES, HEAVEN SURE IS A PLACE ON EARTH...

7 Flower Way might just be the home you've been looking for as it ticks so many boxes for so many buyers!

This stunning 4, 311 sqm property overlooks the reserve in front and maximises the beautiful (and guaranteed) views over established trees to the mountains. The site was carefully chosen to gain extra privacy from neighbours, attract more bird life and an added bonus is that it's more sheltered from the prevailing winds than some of the properties higher on the hill. House size is approximately 291. 60sqm and it was built around 2011/12 by Total Home Frames, a well-known and respected building company.

Extensive drainage was put in the bitumen drive to ensure that even in the worst downpours, it stays dry and smooth. Loads of gorgeous trees, many deciduous, welcome you up the drive in their glorious colours – an absolute pleasure in all seasons. The large front lawn was designed for easy maintenance and is quick and easy to mow with the ride on mower, so you can spend more time appreciating your surroundings than working on it! The soil is an ideal mixture of peat and clay.

If you don't mind stairs, enter from the front – alternatively there's level entry from the back which makes the home incredibly user friendly to a variety of owners and their guests.

As you go up the wooden front steps you can't help looking back over the vista below – the front yard with its lovely established trees, the bright foliage of flowers around the house and the immaculate line up of the trees in the driveway. Even on a rainy day it's magical and this is what this property is all about. It's a place where you can live close to and appreciate nature and truly feel part of it.

Once you enter through the front door, the private master suite is on the left. It's a king size room with a beautiful en suite and a walk in robe that will enthrall most women. A glass sliding door leads out to the front deck. Imagine lying in bed and watching the views in total privacy.

Down the corridor to the right is a light filled study taking in the views, a large theatre room (or king size bedroom 4 depending on your needs) is to the left facing the back yard. Continue down and you will find the modern kitchen with top appliances and a massive pantry on the right. The kitchen overlooks the entertainment area and the views, so spending time in here is a pleasure,

4 BED | 2 BATH | 0 CAR

PRICE:  
\$749,000

OPEN FOR INSPECTION:  
N/A

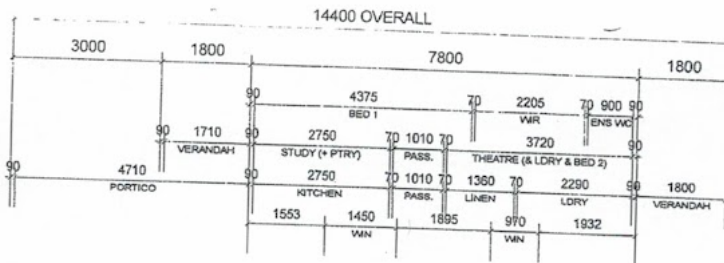


**Jess Adams**  
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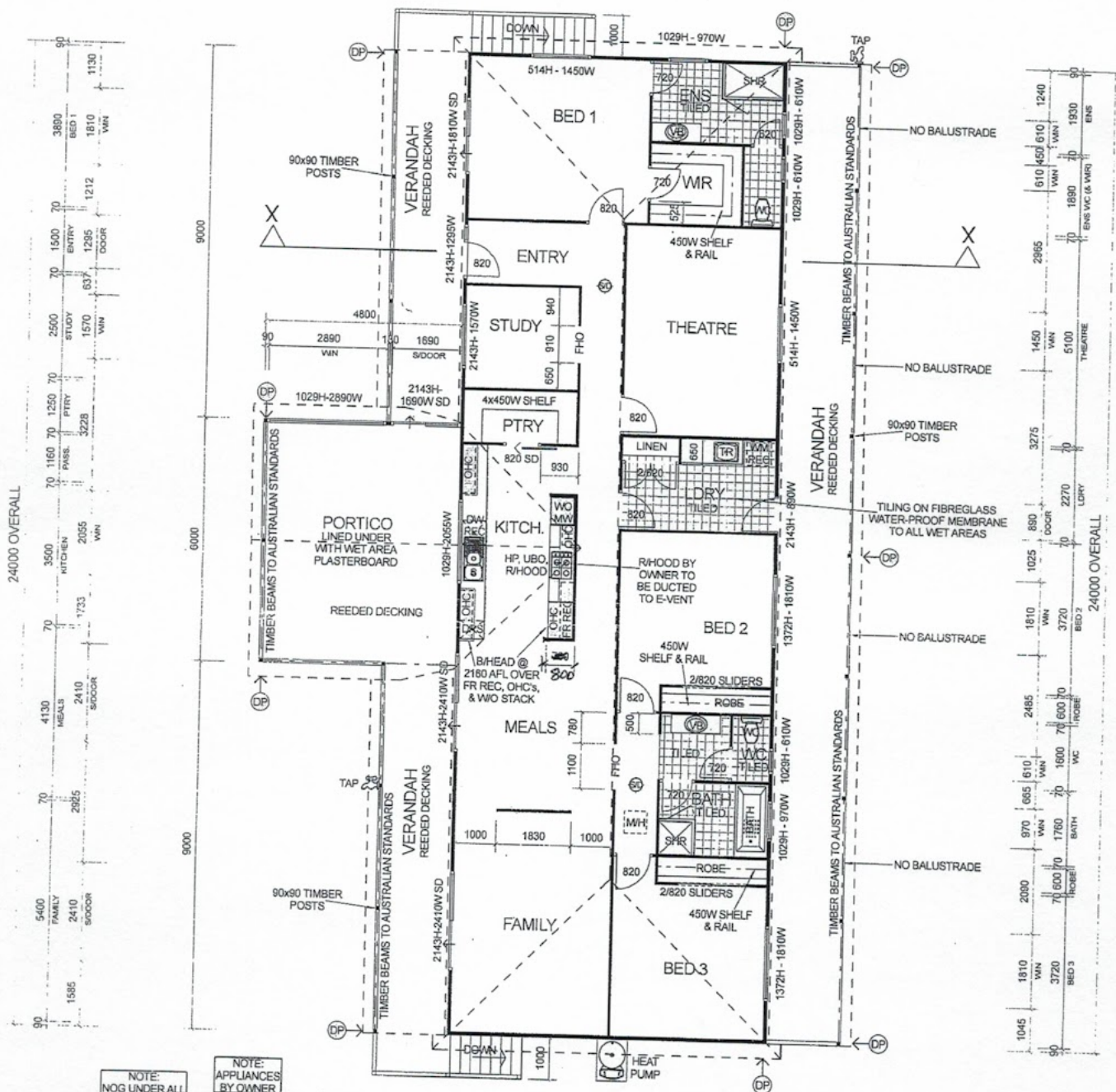
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CARPENTER NOTE:  
ADD ADDITIONAL STUD WORK / NOGGINS  
FOR MOUNTING TOILET ROLL HOLDERS,  
TOWEL RAILS, & SOAP DISHES. REFER TO  
INTERNAL DRAWINGS FOR POSITIONS OF  
THESE ITEMS



B  
C



NOTE:  
NOG UNDER ALL  
JOINS OF WET  
AREA FLOORING

NOTE:  
TF = TIMBER FRAME

NOTE:  
ALL DIMENSIONS  
ON DRAWINGS REFER  
TO FRAMING SIZES

NOTE:  
APPLIANCES  
BY OWNER

A  
D

TOTAL HOME FRAMES PTY LTD

CUSTOM

1. THESE PLANS ARE THE SOLE PROPERTY OF TOTAL HOME FRAMES AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.  
2. CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE.

VARIATIONS

I/WE THE OWNERS AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL ATTACHED SHEETS.

AREA:  
HOUSE: 187.20m<sup>2</sup>  
VERANDAH (FRONT): 32.40m<sup>2</sup>  
VERANDAH (REAR): 43.20m<sup>2</sup>  
PORTICO: 26.80m<sup>2</sup>  
TOTAL: 291.60m<sup>2</sup>

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.

SUBURB: SHADFORTH	COUNCIL: SHIRE OF DENMARK	FLORVER WAY	DATE: 13-7-11	SHEET No: 02
1. THE OWNER'S WALLS, DEMOLITION, SEWER PILING, SUBSOIL, DRAINAGE, BLASTING OR OTHER SITE WORKS ARE ALL AT THE OWNER'S EXPENSE UNLESS SPECIFIED IN THE CONTRACT. 2. THE BUILDER HAS THE FULL POSSESSION OF THE SITE WHILE THE HOME IS UNDER CONSTRUCTION.			WITNESS: [Signature]	JOB No: 21051

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