



## FOR SALE

### PUT THE PAINTBRUSH AWAY & JUST ENJOY!

Contact Michael Cooper to secure your interest in viewing this property.

Situated in a secure cul-de-sac, is this impeccably updated stylish home. If you're looking for a home that has entertaining in mind and ample shedding, this is the one you've been searching for!!

This immaculate home has 3 large bedrooms all with ceiling fans & BIR's to two, contemporary bathrooms, kitchen, quality fixtures throughout and a two car garage with remote door. Reduce your power bills with a quality 3KW PV solar system.

As you enter the main bedroom, the north facing window fills the large space with light and warmth, great for the winter months. The Ensuite reveals itself in an impressive way through the BIR. Pamper yourself in this bright modern Ensuite which has twin shower heads for those busy mornings.

The Lounge area which also faces north is complete with reverse cycle air conditioning and leads to the kitchen with 900mm gas cooking, dishwasher and large walk-in pantry via the formal dining. The main bathroom, bedroom, laundry and W/C, all lead from the open plan family room which also has reverse cycle air conditioning.

Walking out to the gabled entertaining area from the family room, you will find a 4m x 9m powered shed with 3 phase electrical connections, large outdoor gabled entertaining area with outdoor fan, pull down blinds and lighting just waiting for you to enjoy this magnificent space. The irrigated landscaped gardens offer you space to play and grow. Quite literally with the quality raised veggie garden with netting to keep your crops safe. There is a range of fruit trees also, including the delicious mulberry, lemon, peach, apple, mandarin with passion fruit and grape vines also, which you can enjoy while relaxing in the gazebo. There is also a good sized quality garden shed for storage along with a sand pit area and fenced area for a pet.

Close to shops, amenities, golf clubs, schools and transport you will be able to enjoy and relax in what is without a doubt a popular southern suburb of Adelaide. Be quick to see this immaculately presented property at the coming open inspections.

Features include:

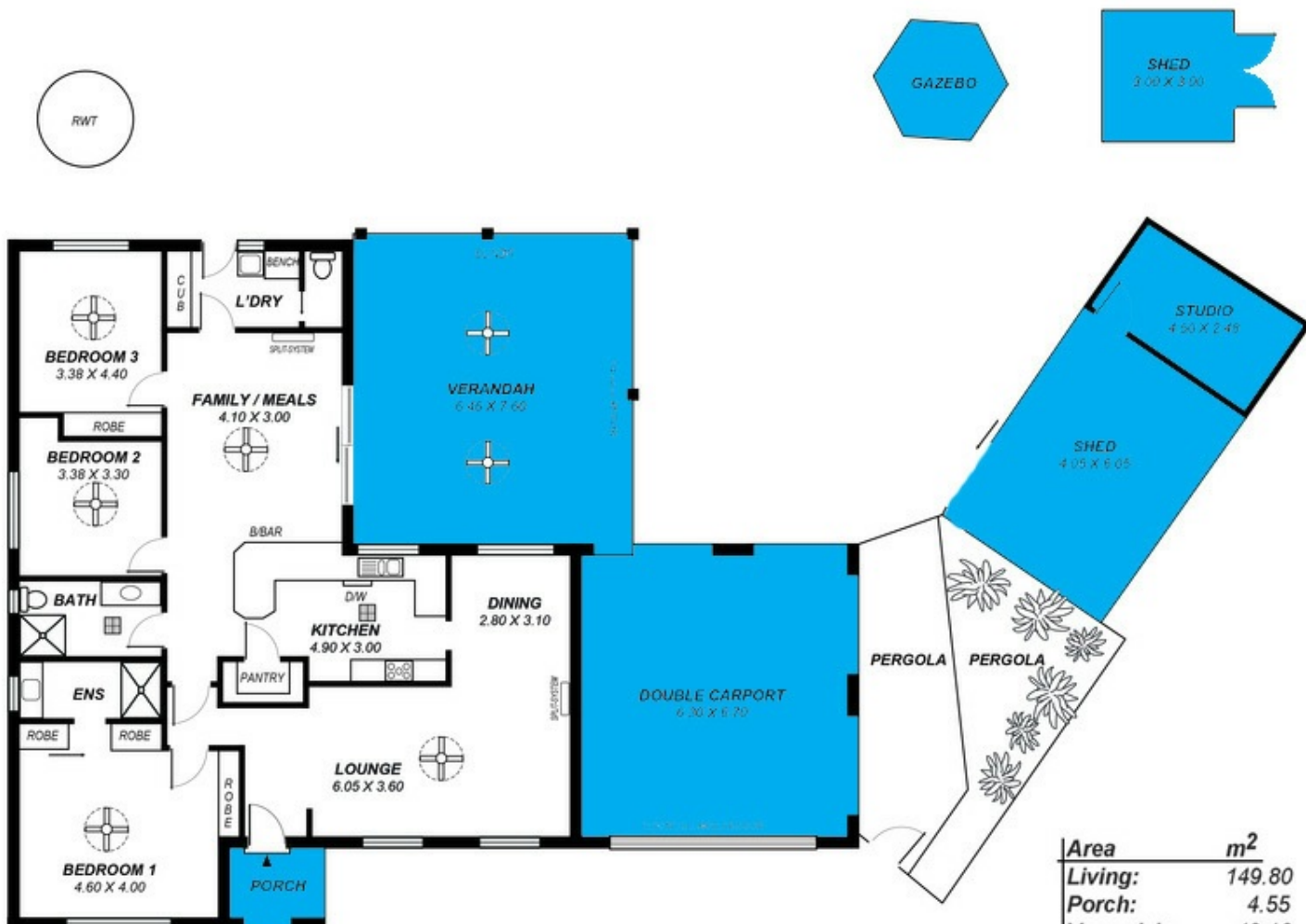
3 BED | 2 BATH | 0 CAR

PRICE:  
\$430,000

OPEN FOR INSPECTION:  
N/A



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This drawing is for illustration purposes only.  
All measurements are approximate and details intended  
to be relied upon should be independently verified.

Area	m <sup>2</sup>
Living:	149.80
Porch:	4.55
Verandah:	49.10
Studio:	11.16
Carport:	42.21
Shed:	33.50
<b>Total:</b>	<b>290.32</b>

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.