



**SOLD**

## UNDER OFFER - MORE HOMES NEEDED!!

This immaculate 4 bedroom family residence offers a peaceful and harmonious lifestyle for the new owners. Enjoy the seamless flow between the interior and exterior living zones, whilst spending time entertaining all year round in the large covered, enclosable alfresco area. There is plenty of space to relax with separate zones for different generations. Enjoy watching your favourite sport or movie in the formal lounge, or entertain in the dining room which has French doors adjacent to the gourmet kitchen.

The gourmet kitchen has been fitted out to perfection with a Neff induction cooktop, Neff wall oven and combination steam oven, Bosch dishwasher, stainless steel rangehood, fridge recess plumbed for water, water filtration tap, white high gloss cabinetry with soft-close drawers, engineered stone benches, stone splashbacks, breakfast bar alcove, plenty of storage and a walk-in pantry.

Features include:

- Master Bedroom with His/Hers BIR's plus Ensuite
- Minor Bedrooms with BIRs
- Family Bathroom with Bath, Walk-in Shower and Separate Toilet
- Laundry with Built-in Linen/Storage and Second Fridge Space
- 4 Split System Air Conditioning Units
- North Facing Alfresco, BBQ Area and Resort Style Pool with Slide
- Alfresco Block-out Blinds, Strip Heaters and Ceiling Fans
- Double Automatic Garage plus Room for Workshop and Bikes
- 2 Garden Sheds and Space for Trailer/Boat
- Energy Efficient Lighting and Dining Room Pendants
- Blackbutt Timber Flooring to Formal Areas and Ceramic Tiling to Traffic Areas
- Quality Window Treatments through-out
- Automatic Bore Reticulated Mature Gardens
- Block Size 809m<sup>2</sup>, Zoned R25
- 75,000L Salt Water Concrete Pool with Pool Slide, Ready for Summer Fun!

Enjoy a short stroll to Noranda Village Shops, playground/reserves, the local primary school, and just minutes from sought after private schools.

**4 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$680,000**

**OPEN FOR INSPECTION:**  
**N/A**

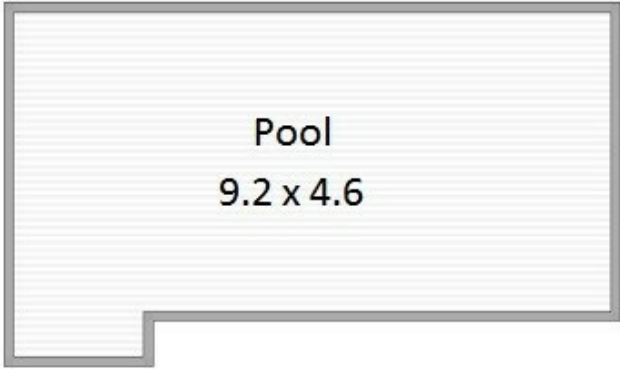


**Shendelle Harding**  
**0412713911**

harding@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

Shed Shed



Pool  
9.2 x 4.6



Plot not to scale  
Land area 809m  
Frontage 20.1m

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.

Garage 43m2  
Alfresco 38m2

**Shendelle Harding**  
0412713911  
harding@atrealty.com.au  
www.atrealty.com.au

