



## FOR SALE

### BEST VALUE LOW SET HOME IN CARINDALE

Situated on a level corner allotment, in a quiet cul-de-sac, this beautifully built and presented low set architecturally designed one owner home is proudly offered for sale.

Individually designed and built in 2006, the owners wanted a home that not only looked stylish, but had very practical floor plan and entertaining areas, with minimal short and long term maintenance.

Constructed using steel framing, fully insulated walls and ceilings, colour bond roofing and sandstone exterior walls, this home is a must to inspect.

Some of the many features include;

1. Nine foot ceilings throughout, ducted air –conditioning
2. Beautiful black butt hard wood timber floors in the main areas with carpet in the bedrooms.
3. Well-appointed full size kitchen, granite benches gas cook top stainless steel oven/range hood, dishwasher and plenty of cupboards
4. Lovely open plan view onto a very private court yard with electric controlled awning.
5. A massive open family room adjoins the kitchen area.
6. Rain water tank
7. Western red cedar double hung windows,
8. 3 Bedrooms plus study.

Timber shutters and blinds throughout the home and a full security system is in place. The main bathroom has a separate shower plus a full sized spa bath, and glass brick feature window, and a luxury ensuite provides a double shower and twin vanity units.

This home has it all and is priced to sell quickly.

Open house is scheduled for Sat 12.30-1.30 or by appointment

3 BED | 2 BATH | 0 CAR

PRICE:

OFFERS OVER \$680,000

OPEN FOR INSPECTION:

N/A



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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.

3 HOLLAND PLACE

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