



FOR SALE

DUAL-LIVING WITH AMAZING FEATURES - HUGE PRICE REDUCTION!

Built high in Highfields Ridge, Gowrie Junction, with views to the east and the north, this property sits on 4,000 square metres, terraced into three portions. The corner block hosts this very large home, a 3-bay shed, cubby house and sandpit, garden shed, rainwater tank and solar electricity system.

Only three years old and therefore still within the 6-year structural warranty, this home provides a range of options to suit the most fastidious buyer. The home has been designed for multi-generational living. The layout of the house was given considerable thought with the result that this is a spacious and practical home to live in. Five large bedrooms (all with fans and panel heaters), with the option to change a 6th large room into a bedroom, two kitchens (one with walk-in pantry), two ensuites and a main bathroom, separate toilets, powder rooms, laundries and offices and a double car remote garage; the list goes on and on. There are two family rooms, a rumpus/media/formal lounge room, and an outdoor entertainment area complete with cafe blinds and water features.

The main home has 4 bedrooms, the master with ensuite. There is a large kitchen with walk-in pantry and built-in double wine fridge. This looks over the dining and family areas and leads to both the north-facing office and the northern outdoor rain-sensing vergola. These rooms are filled with sunlight in the mornings. There is a formal lounge/rumpus/media room off the hall from the front door, with a wall of built-in shelving

The second living area is a large, separate granny flat with its own front door. It has a main bedroom with ensuite and its own laundry and hot water system. There is a second room, currently used as an office, but it too is large and could be used as a bedroom if more sleeping space is required.

Both kitchens have been lavished with storage space and quality fittings, filtered water, and a dishwasher. Speaking of storage, the house abounds with cupboards and shelving; all built in.

The 3 bay shed is situated on the lower of the three terraces and there is plenty of room for vehicles to gain access to all three terrace levels.

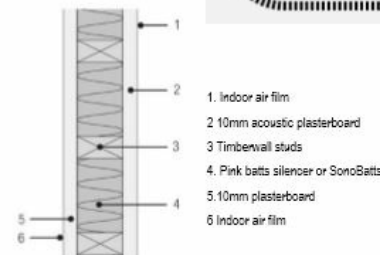
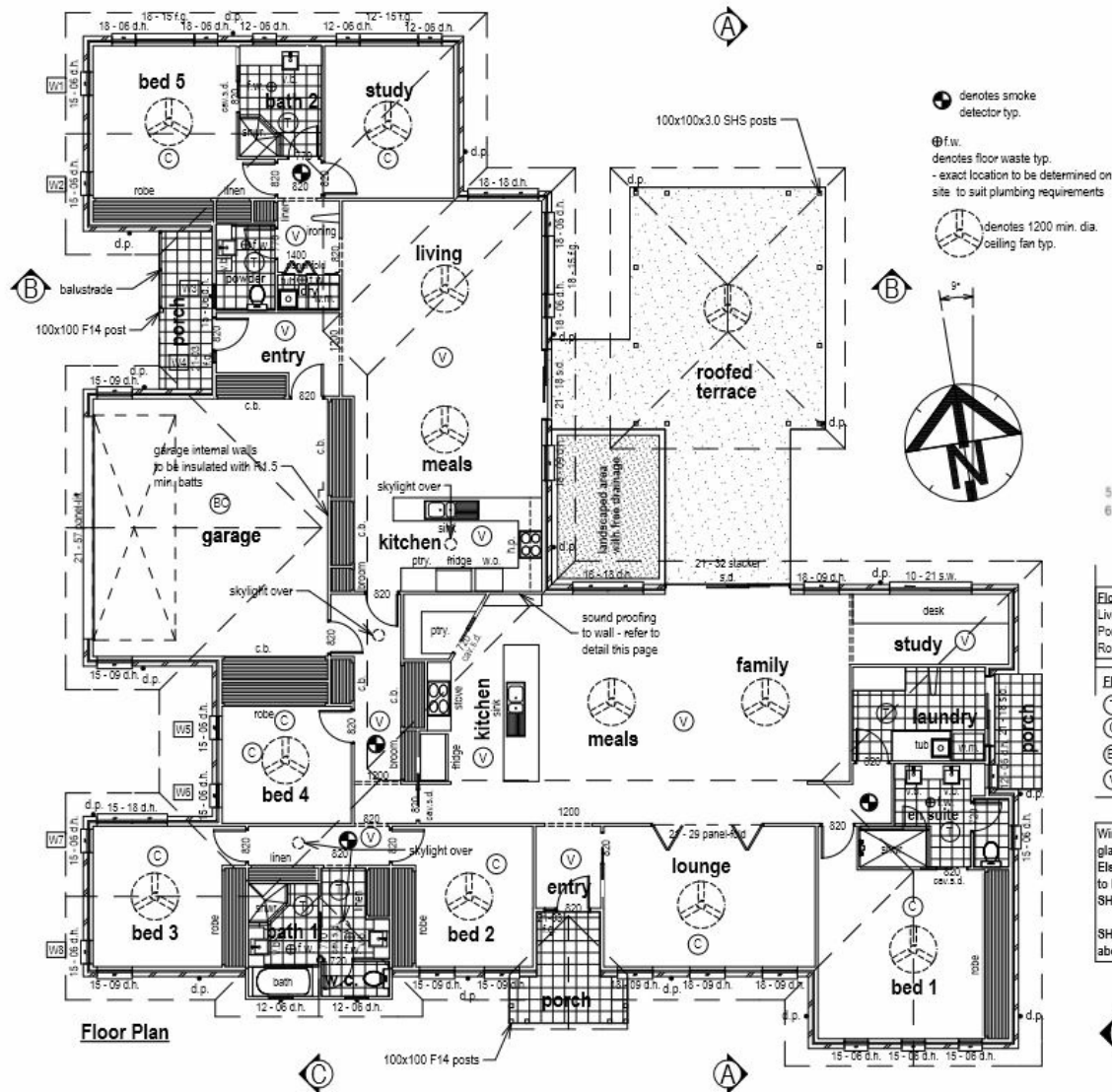
5 BED | 3 BATH | 0 CAR

PRICE:
\$620,000

OPEN FOR INSPECTION:
N/A



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Detail of Sound Rated Wall

Floor Areas in sq.m.
 Living + Garage - 380.7
 Porches - 15.3 sq.m.
 Roofed Terrace - 28.8 sq.m.

Floor Coverings Legend

- (T) Tiles
- (C) Carpet
- (BC) Bare Concrete
- (V) Vinyl

Windows W1-W8 to have tinted glass with SHGC 0.49, U Value 6.55
 Elsewhere windows & sliding glass doors to have single glazed clear glass with SHGC 0.74, U value 6.57.

SHGC to be within 10% of that stated above. U value to be equivalent or less.



FLOOR PLAN

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.