



FOR SALE

FAMILY HUB

Here we have a superb opportunity to set your family up in a prime location. This functional family home set on a generous land size of 750 m2 (approx.) has 4 bedrooms with built in robes (the master bedroom has a big walk in robe and en-suite) and two separate living areas. Entertaining friends and family will be a pleasure with a modern kitchen including stainless steel appliances and open plan living which opens out to a fantastic outdoor paved pergola. Add to this a big back yard with plenty of room for the kids & pets.

The home offers many modern features; ducted air conditioning, gas heating, ceiling fans and LED downlights, 18 solar panels with a 3 KW inverter, it's sure to keep energy costs to a minimum. There is a secure carport with extra room for storage and off-street parking for at least 3 cars or trailers.

Enviably located, everything you need is either across the road or nearby. Golding Oval is directly across the street, with a modern playground and fenced off dog park.

There are several schools conveniently close by - Para Vista Primary School and Ingle Farm East Primary School are a few hundred metres away, while Valley View Secondary School is literally at the end of the street.

There are two childcare centres within walking distance, and Ingle Farm Recreation Centre and the library are a short stroll away. Buses run on nearby Montague Road, Wright Road and Nelson Road, and a 3 minute drive gets you to Ingle farm Shopping Centre, with its 2 supermarkets, Kmart and 100 specialty shops.

Features in brief:

- 4 bedrooms with built ins, Master has walk in and en-suite
- 2 living areas
- Modern kitchen with stainless appliances
- Gas cooktop, oven, range hood
- Floating & polished floorboards
- Ducted air conditioning, gas heating, and ceiling fans
- 18 Solar Panels & 3 KW inverter & LED downlights
- Large yard with tool & garden sheds
- 750 m2 allotment

4 BED | 2 BATH | 2 CAR

PRICE:

\$425,000 - \$435,000

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.

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280m²

152m²

54m²

50m²

2m²

22m²



TOTAL

Living

Carport

Pergola

Porch

Sheds



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

Produced by **The Fotobase Group**