



**SOLD**

## WONDERFUL HOME ON A LARGE CORNER ALLOTMENT

Situated in quiet court on a large corner allotment of some 915m2 this family home is quite the offering.

You will see from the floor plan the amazing flexibility on offer with Formal Lounge, Dine, an upgraded Kitchen, Family Room, 3 Bedrooms and 2 Bathrooms plus additionally there is a study/games room.

On the Leda Court side you can access the rear of the home by way of the driveway which leads through to a double carport and then on to an ideal entertaining area which boasts a fantastic vine which is now ready to spring to life and provide significant cover over the entire area. This will keep your guests cool during summer.

Adjacent to the pergola is a lovely garden area including fruit trees. There is a good sized work shop and another garden shed. The outdoor space has plenty of room for your Motor Vehicles and/or Caravan.

With excellent street appeal the front of the home on Vulcan Avenue offers a single lockup Garage under the main roof. This is currently being utilised as a Rumpus room and then adjacent to the home is also an additional large double garage with one electric and one manual roller door.

This purchase would certainly be a smart investment regardless of your choice to reside now, lease out or develop the property (STNC).

Other features of the home include:

- \* Ensuite & WIR to Master BR
- \* BIR to BR 2&3
- \* Reverse cycle A/C
- \* Ceiling Fans to Lounge, Dine, Family & Main BR
- \* Rain Water tank
- \* Oil heater

**3 BED | 2 BATH | 4 CAR**

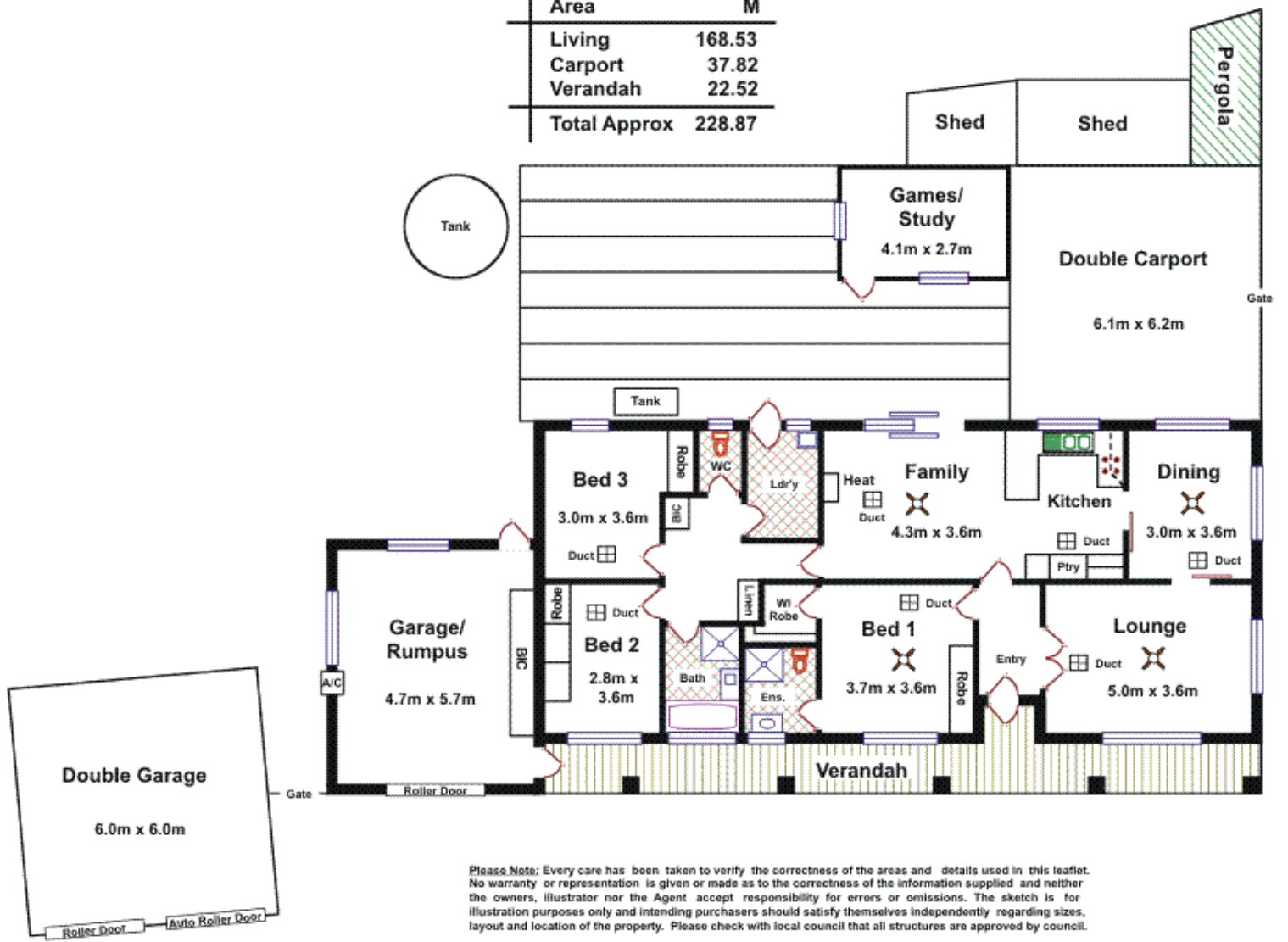
**PRICE:**  
\$430,000

**OPEN FOR INSPECTION:**  
N/A



**Andrew Filmer**  
**0411442398**  
andrew.filmer@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823

Area	M <sup>2</sup>
Living	168.53
Carport	37.82
Verandah	22.52
<b>Total Approx</b>	<b>228.87</b>



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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.