



# FOR SALE

## SOLD BY ANDREW COLLEY PROPERTIES

BRAND NEW CARPETS AND TIMBER FLOORING THROUGHOUT. NEW PAINT INSIDE AND OUTSIDE, 2 NEW AIR CONDITIONERS. IMMACULATE MEANS UNTOUCHED AND THIS IS AS GOOD AS A NEW HOUSE. FURTHERMORE TRY GETTING A 942M2 BLOCK TODAY, WITH A LAKE VIEW, ITS AS RARE AS HENS TEETH.

The perfect combination of style, serenity and privacy but above all WOW FACTOR! Graceful and Instantly appealing, from the moment you set eyes on this perfectly placed, utterly pristine family home, set in a wonderful, whisper quiet cul de sac. From the front, this appears to be a stylish contemporary home with excellent street appeal. However! It gets much better when you see the back yard, bordering what could almost be your own private lake, you will know you will be hard pushed to find anything better, location wise, at double the price!

Coral Homes have some of the best family friendly floorplans available and this home is no exception, with 4 large bedrooms, the 3 kids bedrooms have their own rumpus room, often used as dual living. There are two huge living rooms, sufficiently isolated from each other to provide a retreat from life's noise!

Presented like a new house you only have to move in and arrange your furniture. Just make sure you place a couple of comfortable chairs out on the fantastic covered patio, in the direction of the lake, as for sure this is where you will want to unwind. Entertaining envious friends might just become your thing, guaranteed they won't have a venue like yours!

Features include:-

- \* 5 Large bedrooms with ceiling fans and wardrobes
- \* Study/Media or bedroom 5
- \* 2 Reverse cycle air conditioning units to the master bedroom and family/kitchen
- \* Master bedroom with mirrored walk in wardrobe and en suite shower
- \* Family bathroom
- \* Brand new carpets to all 5 bedrooms (March 2019)
- \* Kids retreat or rumpus room services 3 bedrooms
- \* Polished concrete flooring to living rooms
- \* Bose surround sound speakers in living room and alfresco entertainment
- \* 942m2 Land size backing onto the lake
- \* Large Garden shed
- \* Double gated 3.5m side access for a large caravan, boat or trailer. Shade sail posts in place.

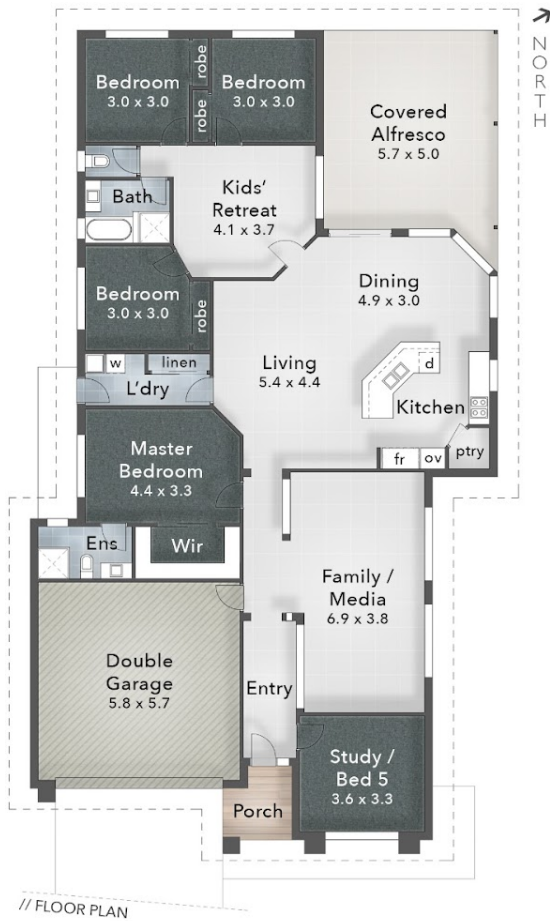
5 BED | 2 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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**20 Murphys Lane  
OXENFORD**  
Block Size 942m<sup>2</sup>

- 4 Bed + Study
- 2 Bath
- 2 Car

**FLOOR AREA SIZES**  
Internal 231m<sup>2</sup>  
Covered Alfresco & Porch 33m<sup>2</sup>  
Total 264m<sup>2</sup> or 28 Squares

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**puredesign** CONCEPTS  
**PLANS FOR PURPOSE**

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.