



## FOR SALE

### AUTHENTIC HOME IN OLD EAGLE HEIGHTS ON USABLE HALF ACRE, SO CLOSE TO EVERYTHING.

More than just a pretty cottage, this home will surprise & delight with every step you take. The appealing view from the street continues right through with a seamless blend of modern convenience & classic styling. This beautiful big family home filled with character opens up to reveal a quality and was designed with functionality. The house has a great flow and the verandahs are almost like external hallways connecting different spaces within the home and a key to making the most of the mountain climate. Entertain in style from your beautiful Modern country kitchen, curl up by the fire or read a book in your hammock on the back deck whilst watching the kids play on this very usable half acre. The very large workshop/storage room is a fantastic space and a must have for anyone needing a shed. This property has a place for everyone & every occasion.

#### Features:

##### Entry Level:

Formal Lounge with new wood fire heater and reverse cycle air conditioner  
Classic style French doors opening to verandah from living and master bedroom  
Spacious master bedroom with WIR and modern walk through bathroom  
Modern Country style kitchen with Timber bench tops  
Free standing Stainless steel 5 burner gas stove with oven  
Stainless steel dishwasher  
Polished timber flooring in kitchen and dining  
Verandahs wrap around 3 sides of the home

##### Upstairs:

Separate living/childrens lounge/sitting area  
Three double sized bedrooms with dormer windows and raked ceilings  
Large family bathroom

##### Lower Level:

Two car accommodation

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

**PRICE:**  
\$785,000

**OPEN FOR INSPECTION:**  
N/A



**Karin Smith**  
**0403012639**  
karin.smith@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)