



# FOR SALE

## A BREATH OF FRESH AIR

Once in a while, something utterly unique and delightful comes to market, so it's with great pleasure that I present this modern home with rustic accents to buyers that appreciate quality and self-sustainability in a brilliant location.

This architect designed home was built in 2011 on an 865 m2 corner block to take maximum advantage of the light-filled northern aspect. It was designed with wide corridors and doors as well as power points and light switches to be disabled/wheelchair friendly.

High ceilings and high clerestory windows ensure maximum air and light in the living, dining and main bedroom areas; while the living areas and passage areas boasts neutral, rectified polished porcelain tiles for durability and easy maintenance.

The house is positioned near the centre of the block so all windows look out to the lush gardens, allowing a seamless flow between outdoor and indoor through the large picture windows and many glass sliding doors.

On arrival you will notice the double remote garage with extra workshop space to the left.

A small wooden deck next to the garages marks the main entrance while the big double teal-coloured front door lends a warm welcome. Enter through into a very wide, tiled lobby.

To the immediate left is a carpeted fourth bedroom or an entertainment room/studio/office. It's a large room with no built ins so can adjust to your needs.

Straight ahead is the massive master bedroom, roughly 4.8m x 4m with gorgeous high ceilings and double glass sliding doors opening out to the large underroof verandah.

A large walk through robe leads through to the modern master bathroom, consisting of a large shower, basin and toilet – easily convertible for disabled/wheelchair friendly access.

From the hall you enter into a massive living area, roughly 9x7m. This space contains the lounge/dining area and leads off to the private, north facing verandah. In summer this area is cool while in winter the sun pours into this large room. Reverse cycle air conditioning allows the option of keeping the temperature to your liking all year round.

4 BED | 2 BATH | 2 CAR

### PRICE:

New Price \$549,000

### OPEN FOR INSPECTION:

N/A



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