



**SOLD**

## QUALITY FAMILY LIFESTYLE

This lovely 4 bedroom family home will impress you not only with the quality of construction and its design, but also with the care and attention to detail in its presentation and brand new appearance. Built in 1999 the Blue-stone & slate construction coupled with the lovely manicured gardens give tremendous street appeal.

The floor-plan is ideal for families who love to entertain. The outdoor entertaining area is undercover, enclosed and can be climate controlled like the rest of the home. Centrally located to both kitchen & rumpus makes the flow of food and party goers effortless. With the separate lounge & dining areas extending some quieter leisure options, you also have all the bedrooms on the other side of the house should the little ones (or big) need some rest.

The property is very close to Greenwith Oval and Community Centre, so there is plenty of space for kids to play or dogs to be walked. Public transport is a 5 minute stroll too. Schools within walking distance include Our Lady of Hope School, Greenwith Kindergarten and Greenwith Primary School. Golden Grove Primary and High Schools are a 5 minute drive, and prestigious The Heights School - one of only three DECD Ignite focus schools for Gifted and Talented students - is 10 minutes away by car too.

Golden Grove Village with its 110 shops including major retailers such as Big W, Woolworths and Foodland is 5 minutes away. Yet for all its nearby conveniences, the house itself is in a quiet street and the nearby reserve gives a real feeling of tranquillity. Come and see for yourself

### Features In brief

- 4 Bedrooms (built in robes in 2 & 3)
- Master with walk in, double vanity, double shower & en-suite
- Spacious kitchen with walk in pantry & stainless steel appliances
- Two separate living zones, rumpus with bar!
- Formal dining
- Outdoor entertaining adjacent to kitchen and rumpus
- Main bathroom with external vanity and separate toilet
- Ducted air conditioning & ducted gas
- Beautiful manicured gardens with automatic watering

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

**PRICE:**  
\$543,000

**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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**TOTAL**

213m<sup>2</sup>  
 Living

40m<sup>2</sup>  
 Garage

22m<sup>2</sup>  
 Pergola

7m<sup>2</sup>  
 Verandah

5m<sup>2</sup>  
 Garden Shed



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**