



# FOR SALE

## SHAW PARK FRONTAGE

This two-level spacious architecturally designed, five bedroom, three bathroom home looks over the evergreen creek line into Shaw Park and its many walking paths, cycling tracks and sporting fields. Upstairs in this contemporary home is the entrance, family room and 4 bedrooms. Downstairs consists of an office, 5th bedroom, lounge, dining area and kitchen with timber bifold doors opening to an alfresco entertainment area and terraced backyard. From there you can enjoy the ambience of the leafy encroachment from the adjoining parklands.

### Upstairs:

- Family room
- Master bedroom with ensuite, WIR, fan, ducted A/C, and uninterrupted views of the parklands
- Three bedrooms all with built-in's, fans and ducted A/C
- Main bathroom with separate toilet
- Walk in linen storage
- Double garage.

### Downstairs:

- Lounge and dining area
- Kitchen with 90cm Euro ceramic cooktop, oven and dishwasher
- Butler's pantry
- 5th bedroom
- Separate bathroom
- Office
- Laundry
- Front and rear covered entertainment areas.

### Features:

- Alarm system
- Security with video system
- 5kw Solar power system
- 2 x 12.5Kv Samsung A/C ducted systems
- Instant filtered hot, chilled and sparkling water system
- Remote controlled blinds in the master bedroom
- Battery backup power for garage door
- Terraced back yard

5 BED | 3 BATH | 2 CAR

### PRICE:

Sold by Andrew Botwright

### OPEN FOR INSPECTION:

N/A



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PORCH	-	4m <sup>2</sup>
COVERED PATIO	-	25m <sup>2</sup>
COVERED DECK	-	32m <sup>2</sup>

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.

herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

TOTAL AREA - 336m<sup>2</sup>

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