

FOR SALE

SOLD BY ANDREW COLLEY 0488 217 803

This picturesque property has undergone a superb renovation to create a versatile light filled and tranquil home. Discover acreage living at its best with this delightful family home situated within Lake View Downs. Our sellers will miss 'country living' and have been spoilt with the recently expensively updated new bathrooms and stunning gourmet kitchen. This single level residence is light, bright and has generous open plan living zones including an idyllic outdoor alfresco beautifully set up for entertaining overlooking an amazing kids wonderland swimming pool. Also offering four great sized bedrooms all with built-ins, the master suite has a recently re fitted luxury en suite with walk in wardrobe.

The home is set on 4,645m2 of flat and gently undulating tropically planted, landscaped gardens, immersed in stunning mature gum trees with tracks close by for dog walking, mountain biking or just a walk-in nature to unwind. This single level residence of grand proportions is located in prestigious Lake View Downs and is only minutes to schools, shopping and 10 minutes to the M1. A true entertainer, it has a fabulous terrace, formal lounge/media room plus the best of open plan living and dining.

- Lifestyle property, a fusion of classic style and contemporary appeal
- Built for the entire family, indoor/outdoor areas flow seamlessly
- A master bedroom suite with walk in wardrobe and luxury en suite
- Three further bedrooms with wardrobes and ceiling fans
- A beautifully appointed and recently re fitted kitchen
- Intimate lounge and family room
- Zoned ducted air conditioning and heating (15kw Samsung)
- 3 car garage, plus off-street parking with ample room for caravans, trailers or boats
- Town water and enviro cycle waste system
- 5 kw solar system
- Garden shed with workbenches and power
- Freeform swimming pool with waterfall and built in water-slide
- Spring fed dam
- Large, separate, flat area with the potential for a house pad, subject to council approval
- Well-appointed deck with steel posts and joists with a serene outlook
- Covered outdoor living
- NBN ready
- Plenty of room for large sheds

4 BED | 2 BATH | 3 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



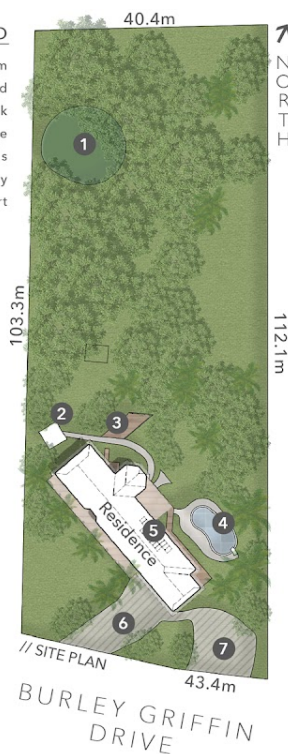
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LEGEND

1. Dam
2. Shed
3. Observation Deck
4. Swimming Pool w/ Slide
5. PV Solar Roof Panels
6. Driveway
7. Parking Court



10 Burley Griffin Drive
MAUDSLAND
Block Size 4,645m²

FLOOR AREA SIZES
Internal 252m²
Deck & Verandah 68m²
Total 320m² or 34 Squares

PROPERTY DETAILS
- 4 Bed
- 2 Bath
- 3 Car + Parking Court

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CONCEPTS

**PLANS FOR
PURPOSE**

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**ANDREW COLLEY
PROPERTIES**

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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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