



FOR SALE

SPACIOUS FAMILY HOME WITH HUGE GARDEN IN TOP LOCATION

Highly sought but rarely found on your average residential block, this delightful home has plenty to offer the whole family. Thoughtfully designed, the floor plan will suit families with children of all ages and also provides two options for those requiring a home office. The positioning of the home on the block fully utilises the available space and provides a securely hidden parking area for a boat, trailer or motorbike as well as off road parking for a third vehicle. Garden and nature lovers will be in their element living here with the well-established fruit trees and native shrubs attracting local bird life. The home would love a makeover to bring it up to date, making it the perfect opportunity to renovate and reap the rewards.

The wide attractive entrance foyer efficiently directs the traffic flow down the central hallway. On one side you have a study, powder room and the cosy comfort of a carpeted lounge while the other side provides direct access to the garage, the upper level and a separate dining room with garden views. From here it opens to a very spacious open plan kitchen, lounge and meals area, all soaking up the delightful garden view and easy access to the undercover entertaining and BBQ area. If you have little ones there is room on the lawn for a swing set or trampoline and you can rest easy knowing the yard is securely fenced and even has room for a pool.

The stairway to the upper level takes you to the spacious multi-purpose living area which lends itself to many uses depending on your family requirements. It is bathed in natural light and has a wonderful elevated view of the surrounding treetops. The children will love their bedrooms as they are all generously proportioned and open onto the retreat area. The main bathroom is bright and airy with a separate toilet making for functional use in busy times. Another delight you will discover on this level is the king-sized main bedroom suite with front balcony, dressing area, walk in robe and ensuite with twin sink vanity.

Creek side parkland and the peaceful bike/walking path is a minute walk away as is the dog off leash park for your four-legged friend. At 8 Kensington Circuit you have it all covered, including healthy lifestyle options.

At a glance - Internal features

* Study located beside front entry

* Elegant formal lounge

4 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$850,000

OPEN FOR INSPECTION:

N/A

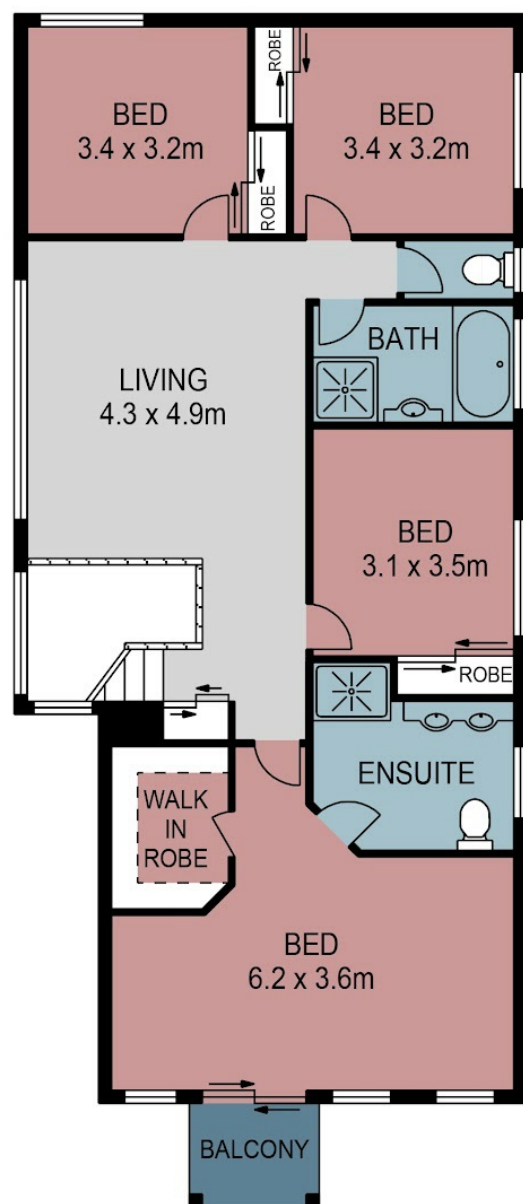
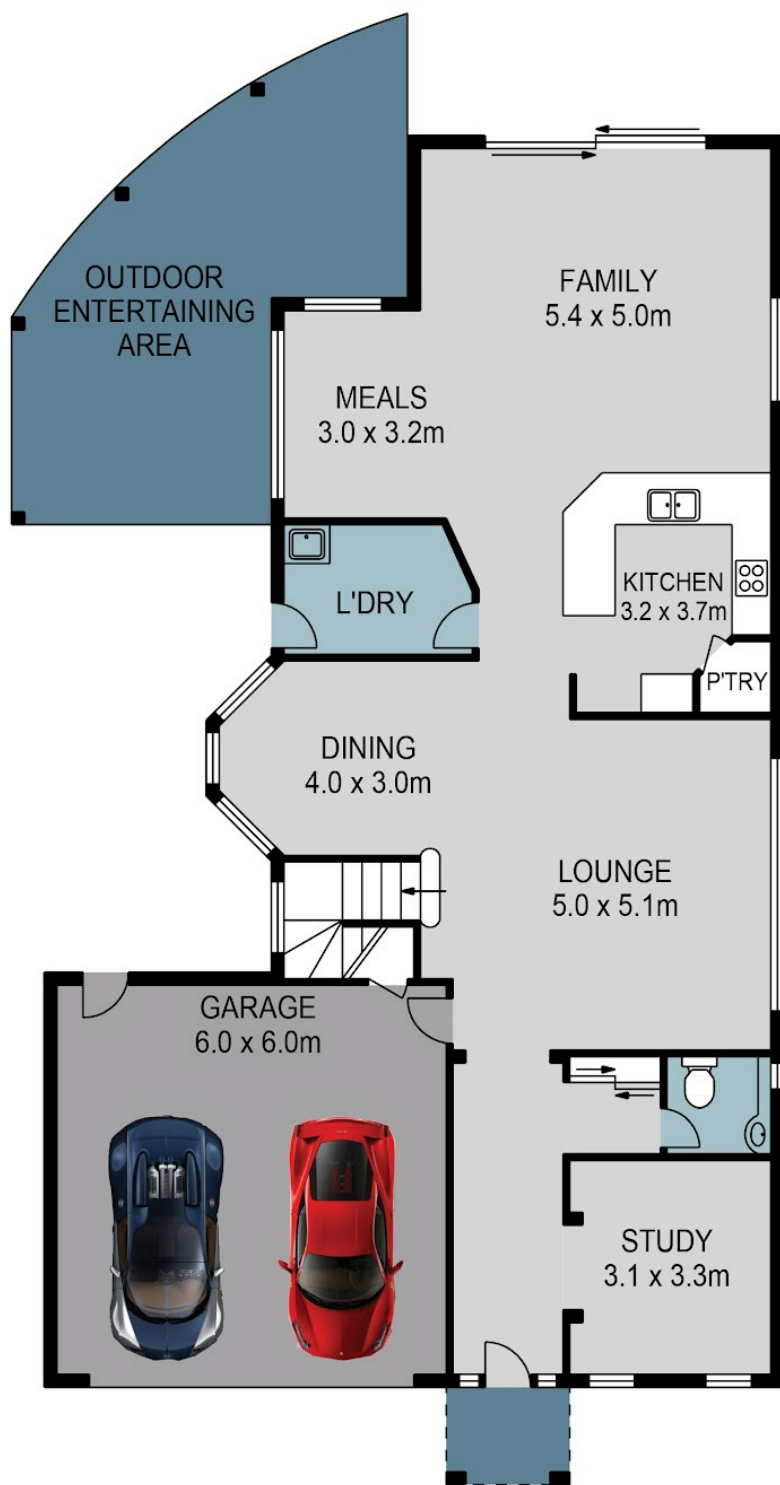


Sue Barnes

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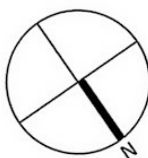
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INTERNAL LIVING AREA : 265m²

TOTAL LIVING AREA : 299m²



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.