



FOR SALE

FAMILY ACREAGE PERFECTION

So rarely do we come across a property that truly ticks all the boxes almost without compromise. This property features everything a family could desire in an acreage home with the combination of a modern, spacious and light filled house, a large and totally useable block, a separate shed for all the toys and a fabulous in-ground pool.

Set at the end of a beautiful tree lined cul de sac in one of Ninderry's most desirable areas the house sits within 2.3 acres of beautifully landscaped grounds with mature trees gardens ensuring absolute privacy but still offering stunning views to the surrounding hills.

This modern and elegant home features high ceilings through out, a spacious and flexible lay-out, and large windows to capitalise on the Northern aspect and views to the gardens.

All Four bedrooms are extremely generous in size with the master suite featuring a walk through robe, beautiful en-suite and views to the pool.

Cooking and entertaining will be a pleasure from the large galley style kitchen, featuring a stone breakfast bar big enough to comfortably seat 6 looking directly out to the very spacious alfresco area which then flows onto the fenced lawn allowing fabulous in door out door flow and easy family living.

The kids will be living a dream lifestyle here within a secure, well fenced block which includes a beautiful paddock area big enough to take a pony, trees to climb, a cubby house, well established veggie garden and a dam (fenced for kids).

The carriage driveway allows for very easy manoeuvring of multiple vehicles, boats, caravans or trailers with the shed and shed driveway set off to the side and discreetly hidden behind mature gardens.

With all of this on offer in a hugely popular suburb just 15 minutes to the beach and at a very reasonable asking price, contact me today to avoid disappointment.

FEATURES:

- 2.7 ceiling height through out
- Stone Bench Tops to kitchen and bathrooms
- Gas cooking and hot water
- Stainless Steel Security Screens through out
- Split System Air conditioning through-out
- totally useable fenced 2.3 acre block
- horse friendly fenced paddock
- separate shed with 3 phase power
- Water tanks 2 x 22,000 litre & 1x 14,000 litre
- In-ground pool with gazebo

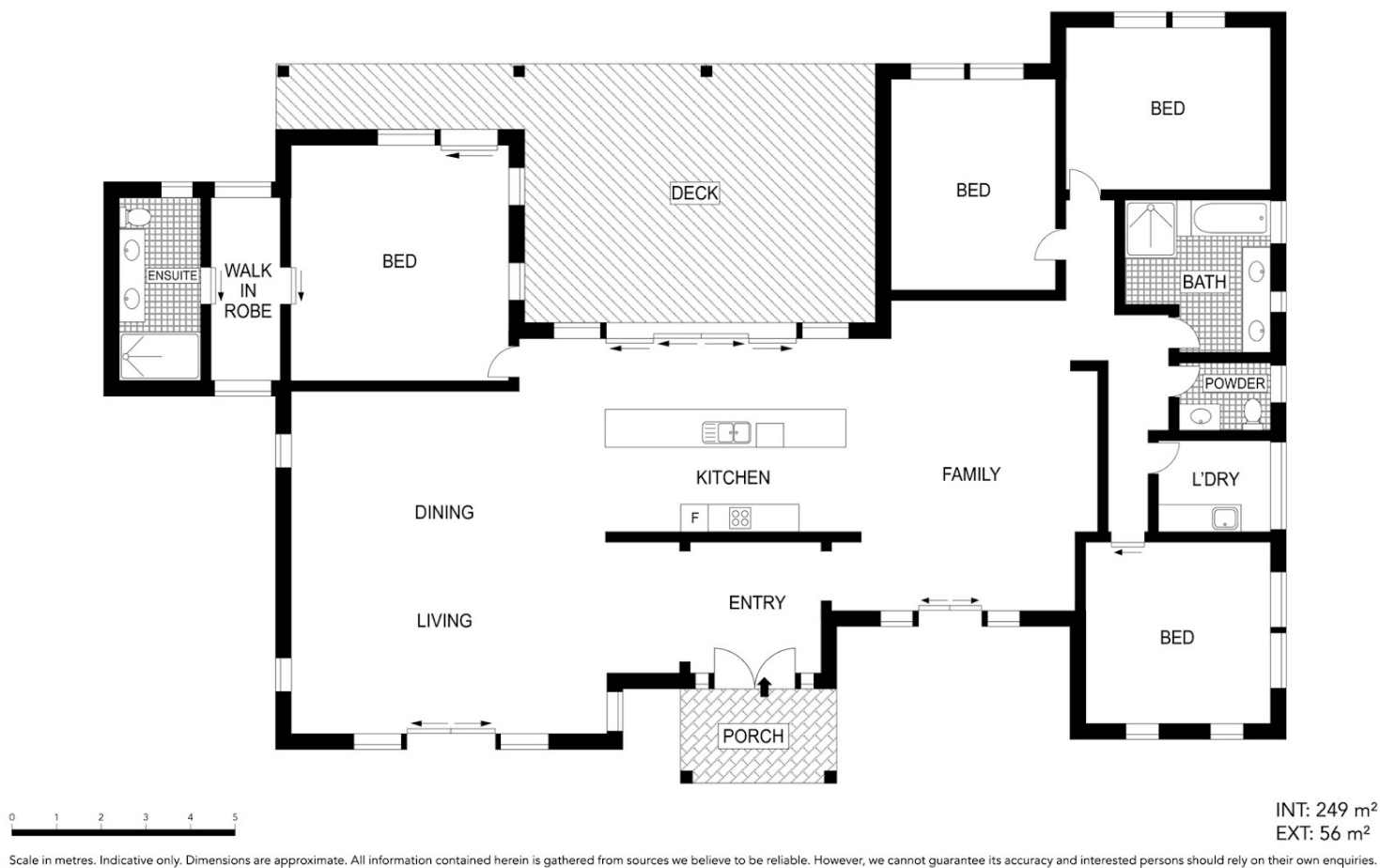
4 BED | 2 BATH | 4 CAR

PRICE:
\$875,000

OPEN FOR INSPECTION:
N/A



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17 Kanga Court, Ninderry

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.