



## FOR SALE

### RENOVATED FEDERATION HOME + STUDIO+ 2 BAY SHED.

This is a fantastic opportunity for an investor or home buyer to purchase a property situated in a Blue Chip area. The home has been beautifully renovated with careful adaptation to the authentic architect of its era.

The interior throughout the home presents high 10ft ceilings, plaster cornices and ornate decorative designed plaster rosettes are on the ceilings where the light fittings hang. Throughout the home are crafted solid timber antique stain glass doors and windows. The "WOW" Factor is the massive open plan living/sitting and dining area. When you walk through this home every room will amaze you. The decorator has shown attention to detail promoting the beauty of the Australian colonial era.

- FEATURES OF THIS BEAUTIFUL COLONIAL HOME.
- Comfortable timber veranda with a Northern aspect.
- Entry has a beautiful solid timber stained glass door.
- Massive spacious carpeted open plan living /sitting and dining room.
- Wood heater to keep the home warm and cozy in the winter months.
- Office/ Sunroom.
- 2 huge bedrooms, carpeted and high ceilings. Master bedroom has a reverse cycle air con.
- 3rd bedroom carpeted and is a standard size.
- Spacious renovated country style Kitchen, tiled floor, timber cupboards and pantry. Electric stove and oven. Room to place large dining room table.
- Tiled bathroom, vanity, shower and toilet.
- Large tiled laundry.
- 2nd separate toilet with hand basin.
- Security screens on all of the windows and doors. Cool home in Summer; cross ventilation flows through open windows and doors. Well insulated warm in the winter.
- Freshly painted Interior and exterior.
- OUTDOOR FEATURES
- Covered in carport /entertainment area (5.6x6.3m) easy access to the back door.
- Side entrance to the backyard.

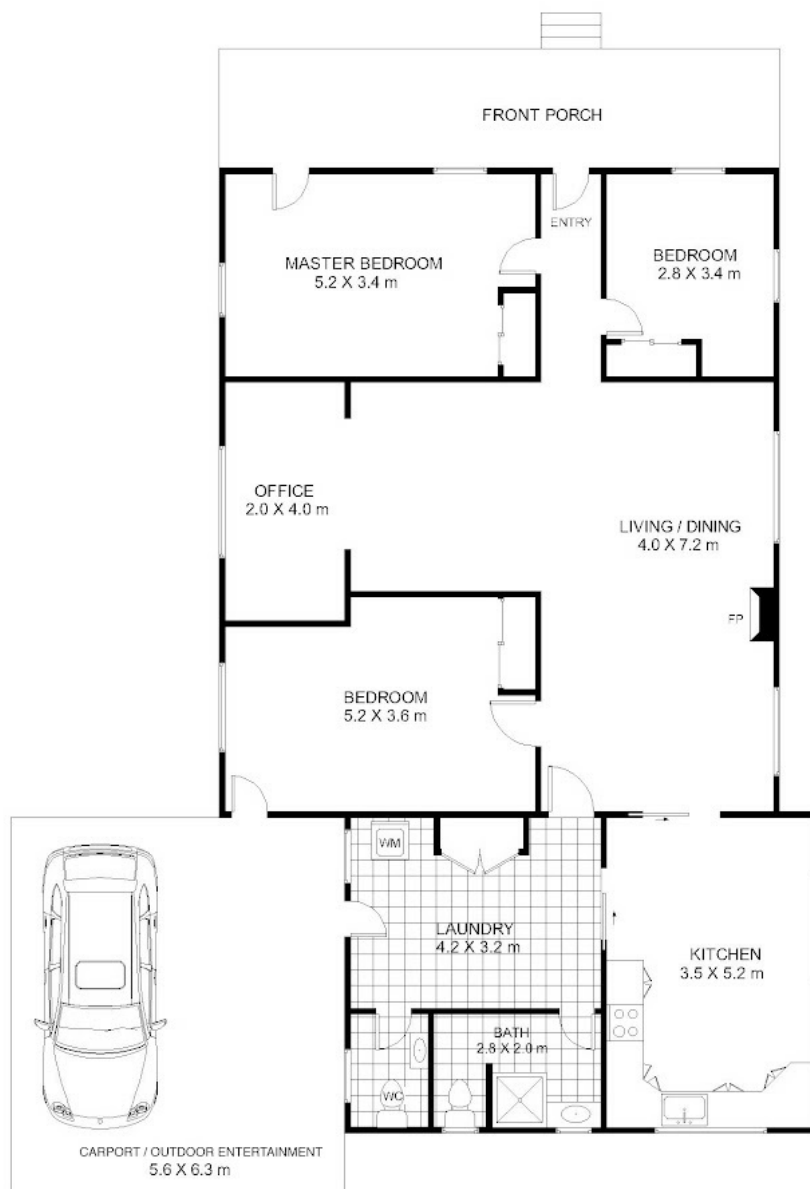
3 BED | 1 BATH | 5 CAR

PRICE:  
\$367,000

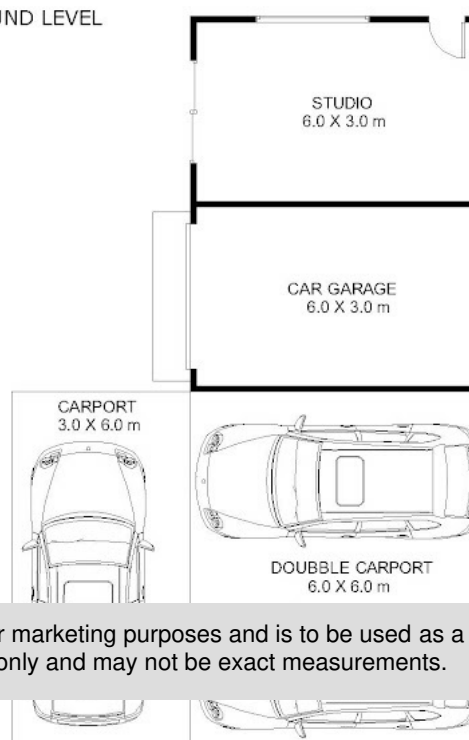
OPEN FOR INSPECTION:  
N/A



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#### GROUND LEVEL



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.

Internal floor area = 140 Sqmt  
Garage = 18 Sqmt  
Studio = 18 Sqmt  
Porch area = 18.8 Sqmt  
Carport = 89.28 Sqmt

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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