



**SOLD**

## TRANQUIL EASY LIVING WITH A POOL

Overlooking tranquil park lands this elevated 4 bed 2 bath has it all. Set on a 571m2 corner block it is designed for comfort and enjoyment, with low maintenance garden and garden beds.

Large separate theater room with louvered windows overlooking park. Generous sized master with retreat overlooking the park, including his and hers WIR, spacious en-suite with floor to ceiling tiles, large shower and separate WC.

The rear bedroom wing offers 3 light and welcoming minor bedrooms all with BIR plus an enclosed activity room currently used a study but with the option of being a 5th bedroom. The neutral toned 2nd bathroom has large tub, separate shower, floor to ceiling tiles and modern vanity located adjacent to a practical neat laundry with floor to ceiling tiles, inbuilt cupboards, linen granite bench-top and 2nd WC.

The hub of the house is the open plan family kitchen and dining area. With granite bench-top and separate island bench with dishwasher, s/s 5 burner gas cook-top under-bench oven and range is a dream to work in and still be included with guests and family.

The entire house has quality timber floors, opulent crystal light fittings and is wired for sound. This all flows out to the sheltered patio with timber roof in-built speakers and lighting to set any mood. The perfect place to watch the beautiful sunset in the evening or listen to the birds in the morning.

Be prepared for the gorgeous swimming pool with disco lights and inbuilt spa jets surrounded by granite paving and lush garden beds perfect for entertaining and cooling off in the up coming summer months.

The double garage has auto door, shoppers entry and a roller-door through to the patio. There is also potential side access to store the trailer of motorbike.

fully smart wired home with cameras and remote access  
Security system & doorbell with camera and intercom  
Evap ducted A/C  
Ducted gas heating  
Quality window treatments  
TV outlets in every room plus extra power points

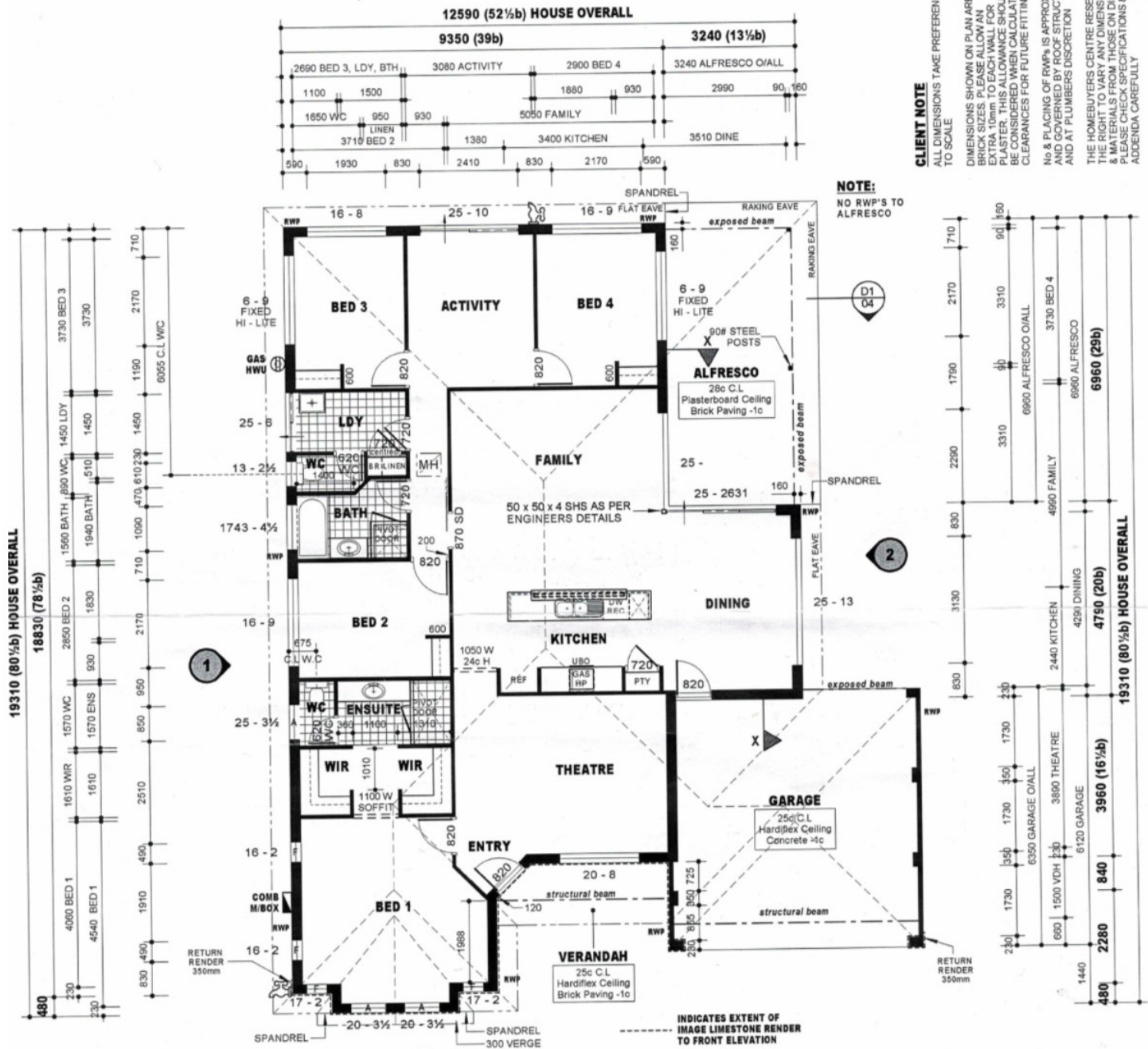
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A



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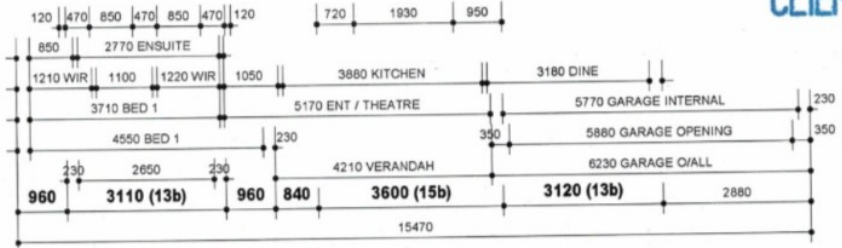


**CLIENT NOTE**  
 ALL DIMENSIONS TAKE PREFERENCE TO SCALE  
 DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTING AND AT PLUMBERS DISCRETION  
 THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DIS. PLEASE CHECK SPECIFICATIONS & ADDENDA CAREFULLY

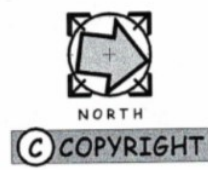
19310 (80 1/2b) HOUSE OVERALL  
 18830 (78 1/2b)

19310 (80 1/2b) HOUSE OVERALL  
 6960 (29b)

| AREAS     |        |
|-----------|--------|
| HOUSE     | 180.42 |
| GARAGE    | 37.88  |
| ALFRESCO  | 27.88  |
| VERANDAH  | 5.96   |
| TOTAL     | 251.94 |
| PERIMETER | 63.31  |



CLIENT'S COPY



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.