



## FOR SALE

### EXCEPTIONAL FAMILY RESIDENCE!

Situated in one of the best pockets in Derrimut and walking distance to the well known St Lawrence Primary school, this magnificent family home demand's your attention.

The home sits on 550m2 (approx) with a wide frontage of 18m which gives it the street presence the moment anyone drives by. Upon entrance you are greeted with the large open hallway that leads you to the open plan living and dining area which is complimented with the oversized ceasar stone benchtop looking out towards the alfresco.

The home consist of 4 bedrooms including master ensuite and 3 living areas! Split system, ducted heating and tiled throughout it has everything a growing family will need for years to come. Ample parking available due to the double garage and driveway the versatile floorplan also allows to potentially put in a 5th bedroom or even open up the living area even further.

I look forward to meeting you at our open inspection otherwise feel free to get in contact should you have any questions.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$700,000 - \$720,000

OPEN FOR INSPECTION:  
N/A



**Chau Ngo**  
**0479099831**  
chau@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



15 Wigmore Street, Derrimut

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.

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.