



## FOR SALE

### YOU CAN HAVE A BALL IN THIS HOME

You may have heard the saying "a rabbit out of a hat" and this home is that rabbit as it's possibly the bargain of the century with this massive home spanning over 600m<sup>2</sup> on a large 744m<sup>2</sup> block!

From the moment you walk inside the extra wide 1640mm entrance doors, the first room to the right is 1st bedroom which is currently a massive office. The next room is the downstairs master ensuite with spa bath ensuite & walk in robes to fit a designer shop.

We then move onto the HUGE formal dining & lounge to fit the biggest of family gatherings. Onto the master chef kitchen featuring 900mm appliances & plenty of cupboard space. Enjoy your favourite dishes with the family in the enormous meals area.

You might think that is all for the downstairs but no we move onto the 6m X 5.5m family area where the whole family can sit and watch their favourite tv show. A lot of other homes would have an outside bbq area, well this home has an enclosed bbq with another 900mm oven/range hood/gas cooktop area. You also get to enjoy the vast undercover area with a pizza oven!

The laundry also doesn't disappoint with it's sheer size and well-appointed cupboard space. Right next to the laundry is the extra convenient store room to put your treasures.

Are we done with the bottom level? Nearly! There is another mammoth bedroom, ensuite and walk in robes.

We go upstairs where things do not get any smaller, for example we have a 10 seat cinema spanning 8m X 5.2m, where you no longer need to go to gold class as you have platinum class at home!

If you thought the cinema was big, how about the king of all games rooms... 7.8m X 7.8m or 61m<sup>2</sup>! That is like a standard 1X1 apartment of gaming heaven with a bonus built in bar.

We finish off with another 2 mammoth bedrooms with their own walk in robes & ensuite bathrooms with jet spas! There is even another activity area between the bedrooms to put the cherry on top of the mansion cake.

Big families need a big garage and this is one of the biggest around that can accommodate 4

5 BED | 4 BATH | 4 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
N/A



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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

RESIDENCE : 230.42m<sup>2</sup>  
BALCONY : 8.52m<sup>2</sup>