



## FOR SALE

### PRIVACY, POOL AND A SHED FOR THE BOY TOYS

This lovely family home situated on a large block in the heart of the Westwoods Estate has been thoughtfully designed with an expansive single level floor plan. The home has insulation batts to the ceiling and external walls so the ducted air conditioning won't have to work as hard, or as often, to provide comfortable living temperatures all year round - great for your budget and the environment. With bamboo flooring to high traffic areas, ducted air-conditioning, in-ground pool, undercover al-fresco entertaining, a 6m x 9m double lock-up powered shed/garage/workshop and two water tanks, this home has all the essential stuff included.

The spacious and recently carpeted living rooms offer separation of space with three defined areas. There are three bedrooms at the rear of the home, a king-sized main bedroom in the centre and a fifth bedroom, strategically placed towards the front, can be used as a study or guest bedroom. The separate laundry with easy access to the outside has plenty of storage space in the built-in cupboards. There are two large rainwater tanks, one connected to the house and plumbed into the laundry (for use in the washing machine) and the kitchen, on a separate tap, for washing up.

The home would love a freshen up with a coat of paint and if you felt a bit more adventurous a new kitchen and bathrooms would add considerable value. Please note that virtual furnishings are shown in photographs.

#### Property Features:

- \* 4,023m2 block
- \* Steel frame construction, low maintenance brick exterior and Colorbond roof
- \* Insulation batts to ceiling and external walls
- \* 6m x 9m powered shed/workshop or use as an additional double garage
- \* Lounge, rumpus and main bedroom recently re-carpeted
- \* Bamboo flooring to kitchen, family/meals room and hallways
- \* Main bedroom with en-suite and walk-in wardrobe
- \* Open plan kitchen with dishwasher, large pantry, canopy range hood and new oven
- \* Wide fridge space suitable for side by side fridge/freezer
- \* Separate laundry with a complete wall of built-in storage
- \* Huge outdoor undercover entertaining area overlooking the pool

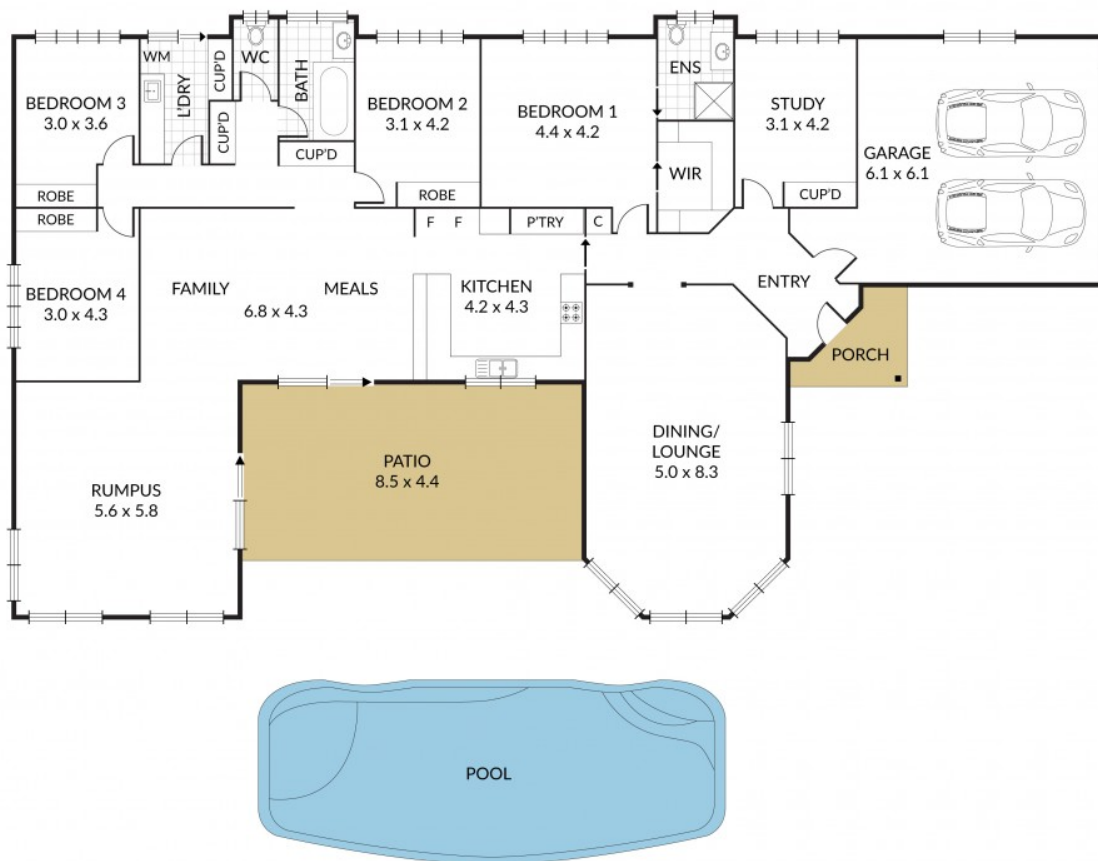
5 BED | 2 BATH | 4 CAR

PRICE:  
\$650,000

OPEN FOR INSPECTION:  
N/A



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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.