



## FOR SALE

### IMMACULATE PROPERTY IN PRIME CORNUBIA LOCATION!

If you are searching for a stylish, quality home with low maintenance living- your search is over! With open plan, modern interiors and easy-care low maintenance front and rear yards, there is nothing more to do but move in, relax and enjoy. The 2009m<sup>2</sup> of land gives you so many options and is certainly a rare find on the market today. All set in a fantastic and convenient Cornubia location- your new home awaits!

Meticulously maintained, this 4-bedroom home is located in an elevated position that captures cooling breezes while maintaining privacy. The light-filled open plan kitchen, living and large dining areas extend naturally through sliding glass doors to the undercover entertaining area. The modern and sleek kitchen is spacious, well equipped and features plenty of bench space. The media room, rumpus room and study area give you ample space for the growing family.

The master bedroom boasts a luxury and private ensuite, plus a large built in wardrobe. The 3 further bedrooms offer built in robes and easy access to the family bathroom with separate bath, oversize shower and all with quality fittings. There is also internal access to the oversized double garage with remote roller door and shade awning, a storage area, large laundry and is complete with air-conditioning throughout.

The enormous yard gives you many options to extend such as a pool, shed or 2nd dwelling (subject to council approval) plus there is plenty of secure, off-street parking via a 2nd driveway perfect for a caravan, boat, truck or extra cars. This property is peaceful with natural surrounds and is a must-see for those seeking size, quality, and location.

Additional Features include:

- Water Tank
- Large gas cooker
- Colour bond fence
- Private Cul-du-Sac location
- Parking for boat, caravan, truck or additional cars
- Steel frame
- 200mm thick 2nd driveway – 32MPA concrete double mesh, 32MPA concrete (truck graded)

4 BED | 2 BATH | 2 CAR

PRICE:  
High \$700k

OPEN FOR INSPECTION:  
N/A



**Mark Perera**  
**0417199875**  
markperera@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.