



SOLD

WHY COUNTRY LIFE IS JUST BETTER!

It's a lifestyle thing, close to Nanarup Beach where you can take the kids for a swim or Two Peoples Bay where you can spend some quality time strolling along "Little Beach" which is one of Australia's true Post Card places and is yours for the taking.

Living in the country means there's no need to be squeezed onto a 600 square metre plot of land, with 2,673 square metres of Terra Firma available there's loads of room to spread out, grow the veggies, plant the orchard and enjoy country living without having to spend all Sunday mowing the lawn.

Nambucca Rise is a quiet cul de sac, filled with quality homes and is close to the Great Southern Grammar, yet just an 18-minute drive into Albany's CBD.

The home itself keeps on with the roomy feel. With three separate living areas plus an activities room, this home has enough space for the growing family and allows for a harmonious family life with enough distance between living areas so as to prevent noise ever being an issue.

Sitting on the high side of the road provides this home with a terrific rural outlook. There is a very generous AI Fresco which is set on the Eastern side of the home under the main roof and is bathed in morning Sunlight and is the perfect spot to start your day over an espresso and finish your day with a few friends over a fine wine.

All four bedrooms have walk-in robes, the master with an en-suite is set away from the family bedrooms for privacy, peace and quiet. Heating is via a choice of two reverse cycle air conditioning or snuggle up to the warmth of a tile fire.

Out back is a shed that will house extra vehicles, a work shop or be the resting place for those items we like to collect and store away for when they come in handy.

The lay out of this home relies on more intimate spaces rather than the broad-brush approach of open plan living and gives it a refreshing dose of character and charm. Ornate corning and down lights in the living areas add to the over all feeling of this home.

Country life at its concentrated best is how to describe 31 Nambucca Rise.

Call Lorraine Stevenson for your personal viewing on 0417 183 688

Things you should know:

- * Two reverse cycle air conditioners
- * Dishwasher
- * Master with walk in robe and en-suite
- * Loads of cupboard space
- * Wood tile fire
- * Huge work shop

4 BED | 2 BATH | 4 CAR

PRICE:
\$525,000

OPEN FOR INSPECTION:
N/A



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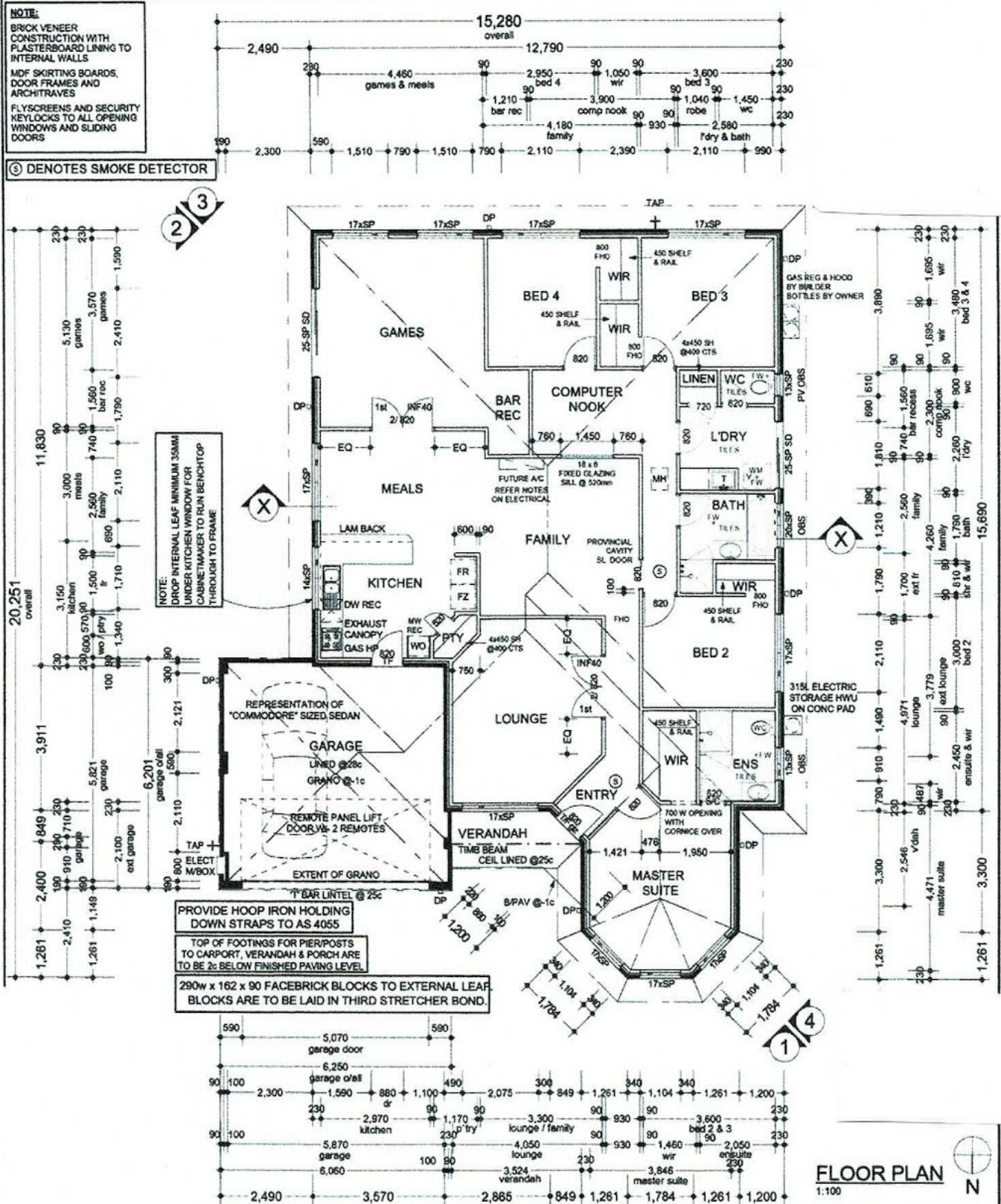
NOTE:
 BRICK VENEER CONSTRUCTION WITH PLASTERBOARD LINING TO INTERNAL WALLS
 MDF SKIRTING BOARDS, DOOR FRAMES AND ARCHITRAVES
 FLYSCREENS AND SECURITY KEYLOCKS TO ALL OPENING WINDOWS AND SLIDING DOORS

③ DENOTES SMOKE DETECTOR

② ③

NOTE: DROP INTERNAL LEAF MINIMUM 35MM UNDER KITCHEN WINDOW FOR CABINETMAKER TO RUN BENCHTOP THROUGH TO FRAME

PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055
 TOP OF FOOTINGS FOR PIERPOSTS TO CARPORT, VERANDAH & PORCH ARE TO BE 2c BELOW FINISHED PAVING LEVEL
 290w x 162 x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF. BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.



FLOOR PLAN
 1:100

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.

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