

## FOR SALE

### STUNNING MODERN FAMILY HOME IS SORT AFTER ESTATE!!

Perfectly positioned on elevated 1 acre block and located at the end of a family friendly quiet Cul De Sac this home is the perfect place raise a family. From the moment you enter this stunning Executive family home you will fall in love with everything it has to offer! Combining elegance and a thoughtfully designed layout, with family in mind.

Walking through the grand entrance way you will be greeted by style, sophistication and luxury. Perfectly laid out for a family with the three front bedrooms connecting to the main bathroom, toilet and separate play room/lounge area, as well as a separate study perfect for a home business.

As you continue down the hallway to the rest of the home you will discover the love the owners have put into the design ,with an open plan kitchen living and dinning perfect to keep an eye on the kids as well as a massive butlers pantry!

The master suite, privately located at the rear of the home, is a perfect place to relax and unwind! Boasting a spacious walk in robe and stunning bathroom with floor to ceiling tiles and double headed shower!!

Features include:

- Four bedrooms, all with built in robes, fans and security screens
- Separate study at the front of the home
- Kids play area/separate lounge
- Beautifully designed bathroom with extra deep bath and separate toilet
- Open plan lounge, dining and kitchen area flowing seamlessly to the outdoor entertaining area
- Ample storage throughout
- Massive separate laundry with external access to the line
- Spectacular kitchen with butler's pantry, stone benches, led feature lighting and built in appliances (induction cooktop)
- Fully fenced acre block with side access
- Big outdoor entertaining area with built in BBQ, ceiling fans and views of the back yard

This beautifully designed home, built by Chambers Constructions, is being offered to the market

4 BED | 2 BATH | 2 CAR

PRICE:  
\$665,000

OPEN FOR INSPECTION:  
N/A



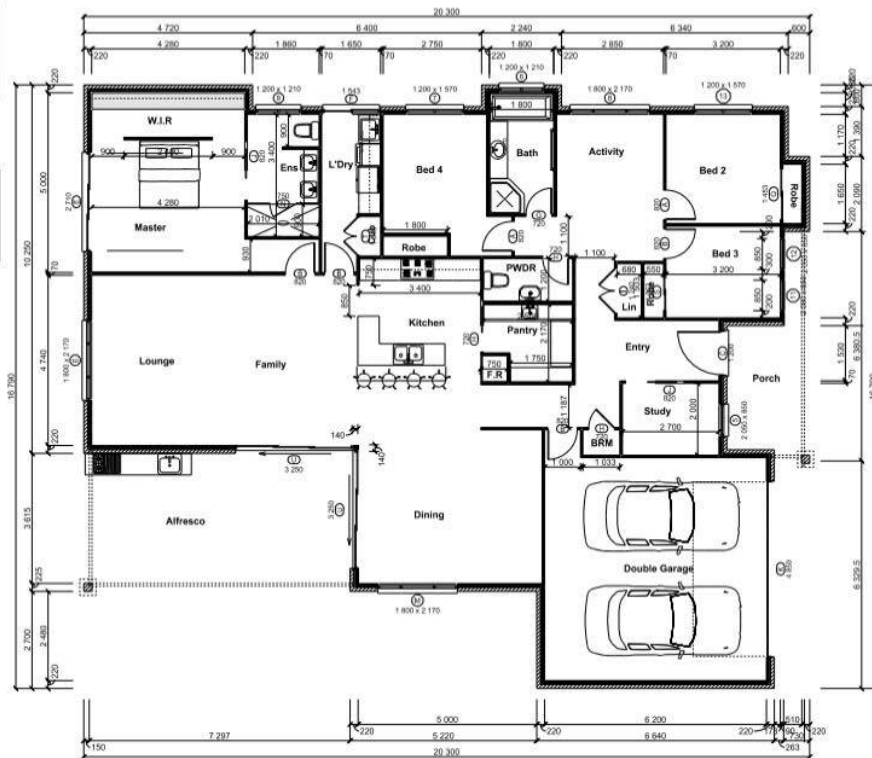
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Existing AREA SCHEDULE		
NAME	COLOR	AREA
Floor Area		213.94 Sq m
Garage		41.22 Sq m
Alfresco		28.83 Sq m
Porch		9.43 Sq m

AREA SCHEDULE		
NAME	COLOR	AREA
Floor Area		211.24 Sq m
Garage		41.22 Sq m
Alfresco		28.83 Sq m
Porch		9.43 Sq m

MAIN FLOOR  
SCALE: 1:100

DRAFT  
NOT FOR SUBMISSION



2216/21	Mercury Engineering	4512
Site Address: Lot 39 Thallon Close, Lauriston	P.O. Box 18	Wendron
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FAX:	DATE: 10/02/06	Page No: 13
EMAIL:		BY:

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.