



FOR SALE

SOLD BY MARGARET EDWARDS

This exceptional family home, designed with a professional couple in mind, will enable you to work from home in the spacious, purpose-built and fully-fitted office/study.

A 30 metre private shared driveway, providing you with extra privacy and security, leads to this luxurious home which you must inspect to appreciate.

THE DWELLING

- Of brick construction and with a Colourbond roof, the home has 324 m2 internal area plus an additional 54 m2 external area under the roof
- Spacious open plan living area - this is north facing and designed to capture the best of weather conditions, and the abundance of glass doors and windows ensures the whole space is flooded with natural light
- The centrally positioned dining area will accommodate the largest of table settings, while the family area has ample room for multiple lounges plus additional furniture
- The large kitchen is perfect for keen cooks - with stone bench tops and Miele appliances
- Wide sliding doors lead out to the spacious undercover alfresco entertainment area
- The home has a total of 5 bedrooms plus an office
- The master suite has a walk-through robe, and the ensuite has a walk-in shower, double bowl vanity, heated towel racks, and a separate toilet
- Three of the bedrooms are located at the other end of the home – all double rooms and with large built-in robes. The fifth bedroom is currently set up as a gym
- The home has a designated home office/study with 4 metre built-in desk, bookcases and credenza in place
- The main bathroom has a large shower, stone top vanity, plus a large corner spa bath and a separate toilet
- The laundry - again very spacious and fitted out with all the necessary features, plus many bonus additions
- The extra-large garage will accommodate two 4x4 vehicles, plus workshop and hobby areas
- Outside - a fully landscaped garden designed for minimal maintenance, fully fenced, timber deck, established vegetable gardens, water tank, and garden shed

THE HOME HAS AN ABUNDANCE OF ADDITIONAL FEATURES – some of which are:-

- Ceiling height 2700 m throughout including the garage
- Built to be wheelchair friendly throughout

5 BED | 2 BATH | 2 CAR

PRICE:
\$845,000

OPEN FOR INSPECTION:
N/A

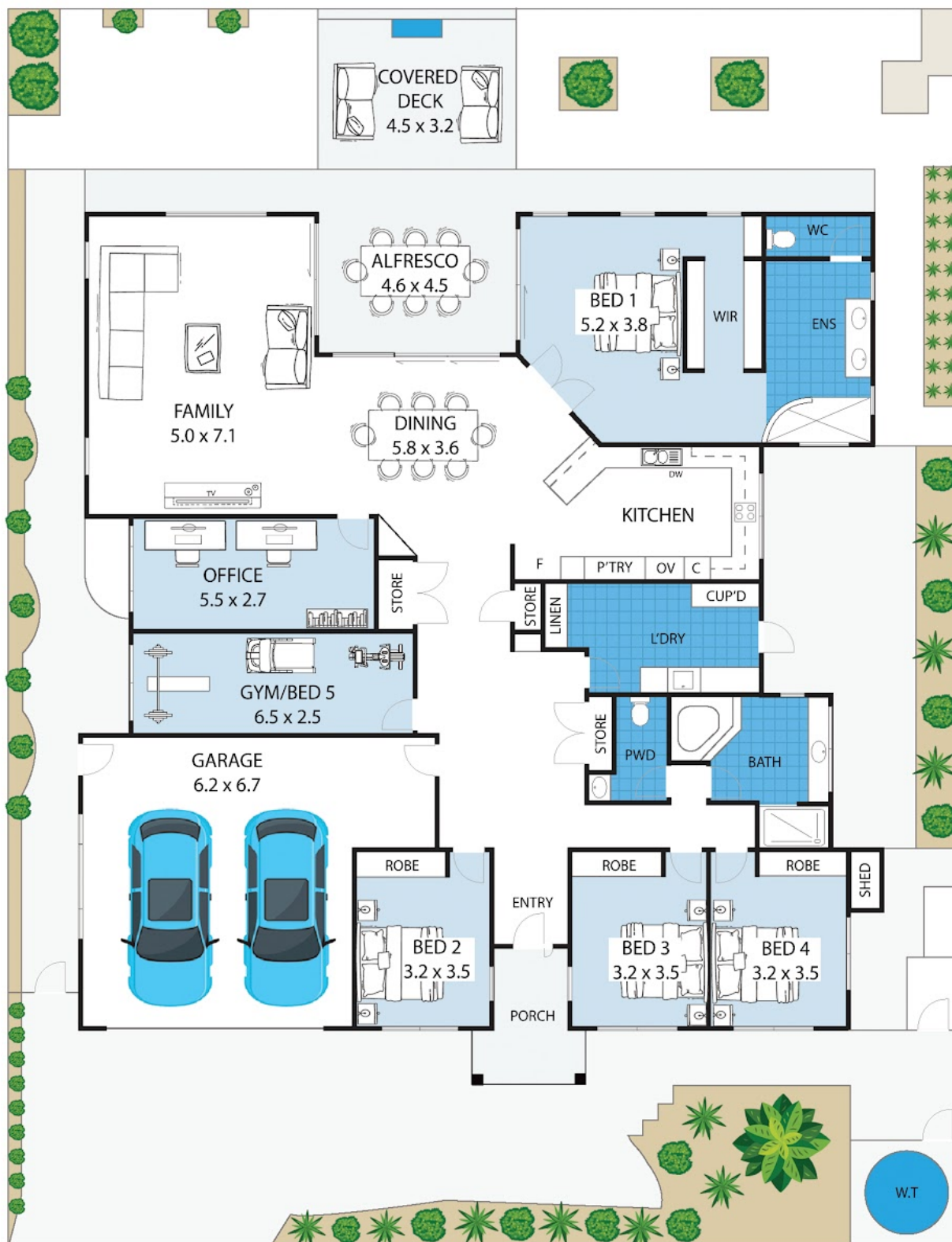


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To Overlea Street

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.

50 Overlea Street, NUDGE

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements, all dimensions, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.realestaterfloorplans.com.au



INTERNAL: 324m²
EXTERNAL: 54m²
TOTAL AREA: 378m²



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