



FOR SALE

BRILLIANTLY DESIGNED INTERGENERATIONAL HOME!

I've truly never seen a better-designed home for intergenerational living. It will definitely impress buyers who need to accommodate a large family. The owners of this gorgeous home had very specific needs when it came to the design and it all revolved around space and privacy:

- They wanted maximum privacy for the master retreat – away from the other bedrooms
- The kids (or guest quarters) was designed with 2 large bedrooms with an activity area and their own separate entrance through the laundry
- The grandparents wanted a 2/3-bedroom, self-sufficient cottage connected to, yet independent of the home
- A double garage for the owners and of course a carport for the granny flat
- A big shed, a lean-to for the boat and a few garden sheds
- A big block in an upmarket, quiet area as close to town as possible and
- A 6-star energy rating to ensure maximum comfort and save on energy bills

The owners did an amazing job designing exactly what they needed on one of the nicest blocks to be found in Warrenup. There are only 5 properties in the cul de sac (veers off Warrenup Place) ensuring minimum traffic.

I'm going to describe the home by splitting it into 3 areas so that the very clever layout makes sense. Area 1 parents/owners, area 2 guests/kids and area 3 the lovely granny flat. It would be ideal to refer to the floor plan for ease of use.

Area 1

The inviting, vinyl plank entry hall is wider than the norm. The king-size plus master suite with a big walk-in robe and stunning bathroom - consisting of a shower, basin and toilet suite in neutral brown and white - is on the right. To the left of the entry is bedroom 6 or a large study.

From here you enter into an enormous kitchen/dining/family/games room – the communal area for areas 1 and 2. The modern kitchen is fashionably laid out with a 900 mm oven, gas hob, dishwasher and space for a double fridge. A corner pantry and loads of cupboard space will definitely keep a big family happy while there's ample bench space to prepare family meals.

5 BED | 3 BATH | 5 CAR

PRICE:
\$645,000

OPEN FOR INSPECTION:
N/A



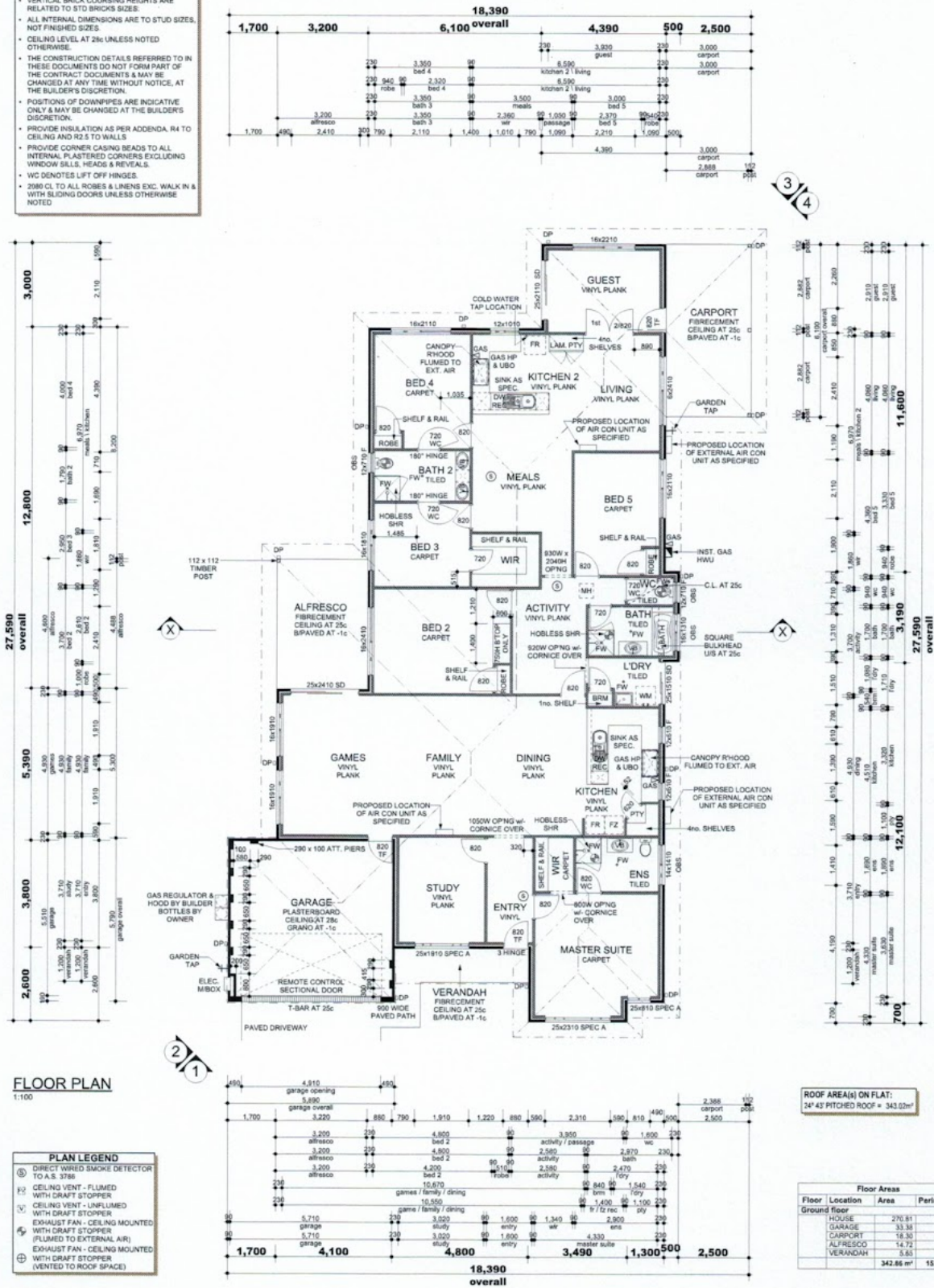
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NOTE:

- DO NOT SCALE FROM DRAWINGS.
- VERTICAL BRICK COURSE HEIGHTS ARE RELATED TO 370 BRICK SIZES, NOT FINISHED SIZES.
- ALL INTERNAL DIMENSIONS ARE TO STUD SIZES, NOT FINISHED SIZES.
- CEILING LEVEL AT 28c UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION DETAILS REFERRED TO IN THESE DOCUMENTS DO NOT FORM PART OF THE CONTRACT DOCUMENTS AND MAY BE CHANGED AT ANY TIME WITHOUT NOTICE, AT THE BUILDER'S DISCRETION.
- POSITIONS OF DOWNPIPPES ARE INDICATIVE ONLY & MAY BE CHANGED AT THE BUILDER'S DISCRETION.
- PROVIDE INSULATION AS PER APPENDIX R4 TO CEILING AND 92.5 TO WALLS.
- PROVIDE CORNER CASING BEADS TO ALL INTERNAL PLASTERED CORNERS EXCLUDING WINDOW SILL, HEADS & REVEALS.
- WC DENOTES LIFT OFF HINGES.
- 2080 CL TO ALL ROBES & LINENS EXC. WALK IN & WITH SLIDING DOORS UNLESS OTHERWISE NOTED.

NOTE: TIMBER ROOF FRAME TO AS.1684

NOTE: BRICK VENEER CONSTRUCTION



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.