

**SOLD**

## RIVER LINKS EXECUTIVE LIVING

This gorgeous 4-bedroom home oozes style and charm generously scaled and designed for superb entertaining and effortless living.

Situated in a quiet cul-de-sac within the sought-after River Links precinct, this property is well designed and very low maintenance. Ideal for family and empty nesters alike.

The first thing you will notice when you enter the home are the beautiful light filled spaces both on the ground and upper floors with 2.7m ceilings and 3-step cornices giving a sense of space and elegance.

Cleverly designed a home office/ bedroom sits adjacent to the entrance with access through to the downstairs bathroom with shower and separate toilet – ideal for an older relative or nanny.

The generous sized laundry with stone benches is situated off the main hallway and has access to an private outdoor drying area.

The kitchen is a delightful space in which to cook and entertain with its stone bench tops, high end appliances and generous island bench – an easy place to sit and enjoy a glass of wine while talking to your host. Other notable features are the double gas range (5 burner) with electric oven, dishwasher and plumbed fridge area.

The dining area sits adjacent to the kitchen with plenty of room to seat a large family or entertain 8 or more guests.

What makes the living areas unique are the two separate spaces – one has been designed to be an acoustically sound proofed room perfect for a media room with double door entry. The other room is currently used as a comfortable lounge area overlooking the garden.

Sliding doors open out to a sunny private stone paved courtyard and meticulously landscaped walled garden with mature magnolia trees and luscious manicured lawn perfect for entertaining. A 5000-litre water tank with pump is secluded at the back of the house.

One of the main features of the home is the solid engineered timber staircase taking you to the top level and opening out to a huge lounge/rumpus area (currently used as a second office and library). Running the length of this space is a wide balcony a perfect place to sit and relax.

**4 BED | 3 BATH | 2 CAR**

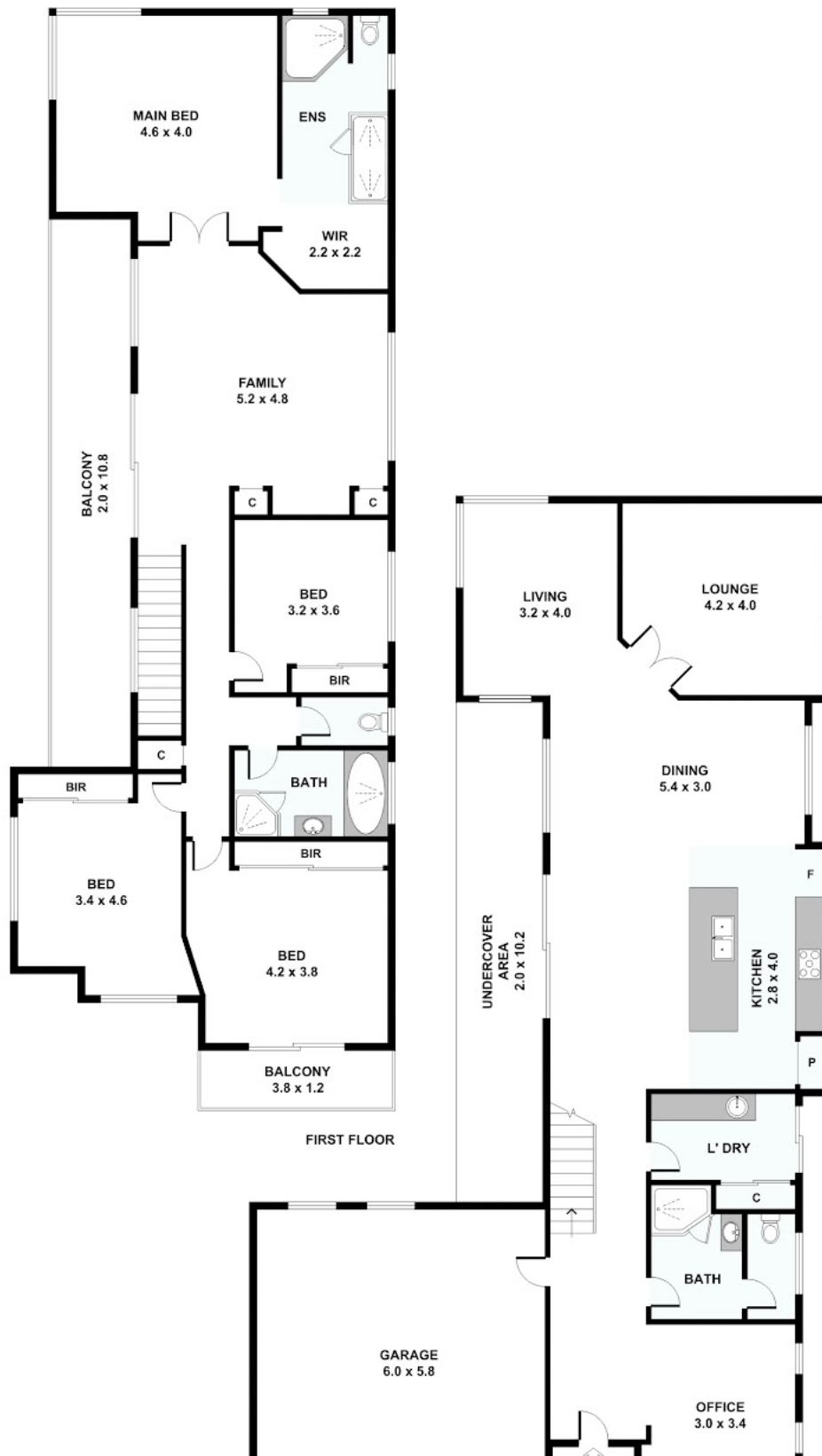
**PRICE:**  
**\$782,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.