



## FOR SALE

**CALL PATRICK D'ARRIGO ON 0447 381 869 FOR FURTHER DETAILS!!**

Impeccably positioned in the exclusive North Pine Golf Course Estate, I proudly present to you this surprising tropical oasis where timeless class meets modern sophistication!

From the tranquil backdrop of the home adding a touch of colour & vibrancy throughout, to the front stretch assisting the property just exude commanding street appeal, right through to the ultimate outside entertaining area, this is a home that offers that extra external sparkle to ideally couple with its flawless internal finish & presents a rare opportunity to secure your future & just walk in and unpack!

The centrally located stylish gourmet kitchen is surely the heart of the home with an endless flow of 40mm waterfall stone benches, large walk in pantry, quality stainless steel appliances including a dishwasher and an integrated microwave oven & a large island work bench with a perfect overview of the outside entertaining area, all making this an area awaiting any budding masterchef!

The home boasts an expansive open plan living & dining area with multiple sliding doors & large windows all letting in an abundance of natural light, plus it offers an additional large 2nd family living space all making this a home offering size and separation ready to accommodate even the largest of modern day families!

All 4 bedrooms have been designed with size, separation and family comfort as a premium, offering built-ins & ducted aircon in all. The spacious master suite exudes modern chic with ducted aircon, a large walk in robe, direct access out to the extended rear deck & perfectly finished with a bold designed ensuite that exudes modern chic.

The unique and expansive outdoor entertaining area would be my personal crown jewel of this ultimate masterpiece, with a seamless flow from indoor living to outdoor entertaining with 4 separate sets of sliding doors which allow this area to be basically incorporated as an internal entertaining space of this rare as hen's teeth entertainer's dream.

With treasured extras such as a handy study section with in built desk, zoned ducted aircon, plantation shutters adding a touch of modern class to the home, a 5KW solar electric system

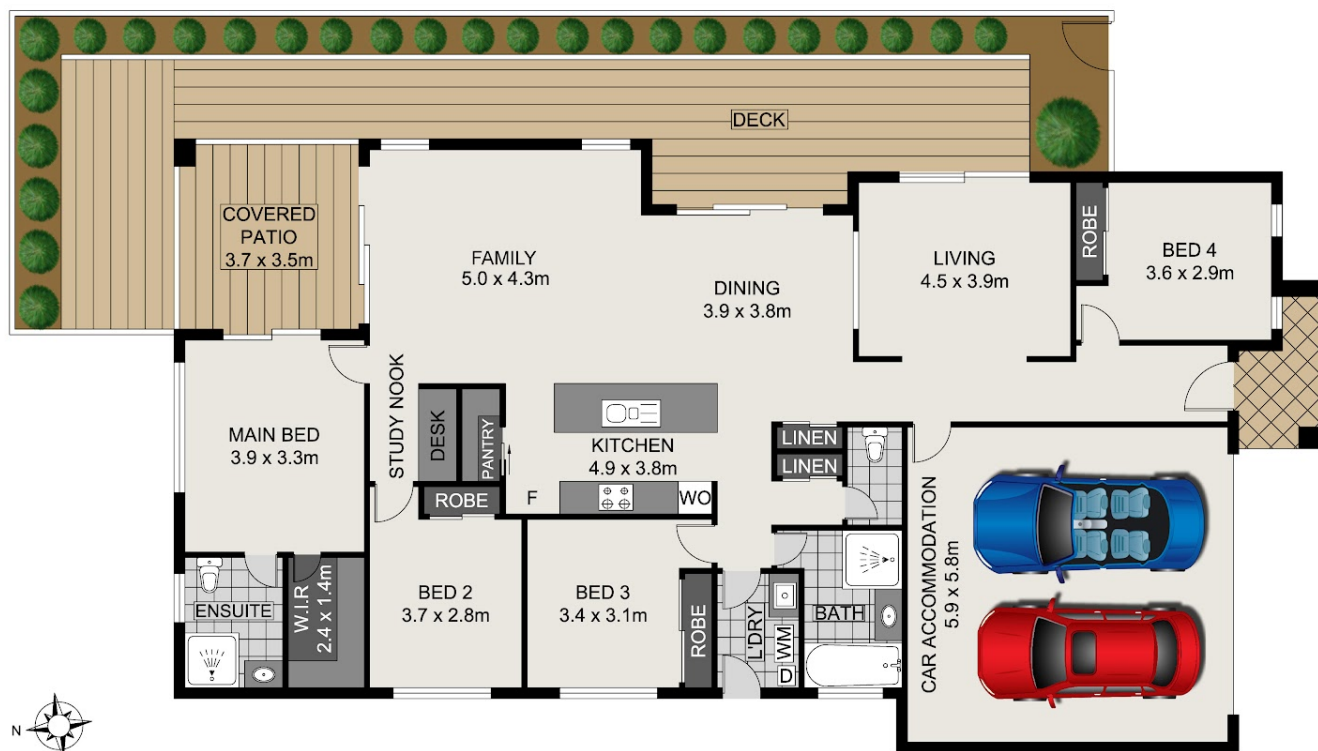
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**UNDER CONTRACT - PATRICK D'ARRIGO**

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



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INT : 158.54m<sup>2</sup>  
 EXT : 16.89m<sup>2</sup>  
 CAR ACCOM. : 36.65m<sup>2</sup>  
 TOTAL : 212.08m<sup>2</sup>

Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 3 Riverside Circuit, Joyner

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.