



# FOR SALE

## GREAT VALUE WITH SPACE, PRIVACY, VIEWS ON USE-ABLE 2 ACRES!!!!

All four bedrooms are above average in size with extensive built in storage in 3 of the four, the Master Bedroom and Bedroom 2 are especially light and offer stunning views with doors opening out onto the balcony.

A proper country kitchen featuring craftsmen built ,real timber cabinetry and benches brings warmth to the house , offers plenty of storage and has a beautiful french door leading out onto the balcony as well as a servery to the main outdoor dining area.

Entertaining options are abundant here, you can take your morning coffee in the sun at the coffee bar ,over looking the lawns and Mt Ninderry, BBQ with friends on the spacious balcony dining area or enjoy your evening drink whilst listening to the water fountain and watching the sunset from the North facing alfresco area.

At present car accomodation is in the form of a triple tandem garage (over height with dual living potential),and there is an adjoining workshop however the nature of the block allows for ample opportunity to build the shed of your dreams with easy access off of the road.

With just a gentle slope and mature low maintenance gardens this block can be anything you want it to be, with ample room for a pool, trampoline or secondary dwelling (STCA) if not all 3.

With the combination of a fabulous , move in ready house and useable land which is increasingly difficult to find in this ever popular and tightly held suburb just 15 minutes from the beach this one won't last for long!

### FEATURES:

- 2 Acre Corner Block (useable)
- Hinterland Views
- High Ceilings
- Timber Floors
- Split System Air Conditioning & Fans
- Fire Place (electric)
- 2 x 22,000 Litre water Tanks

Inspections by appointment only, call me me today to book yours.

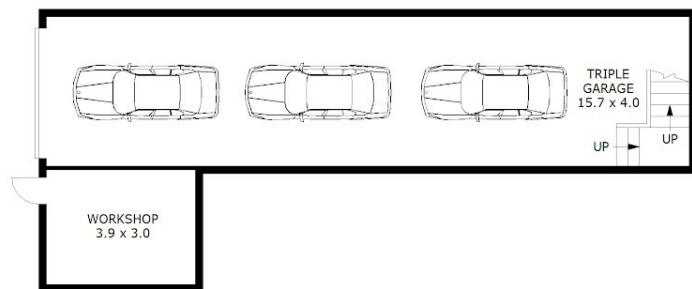
4 BED | 2 BATH | 3 CAR

PRICE:  
\$725,000

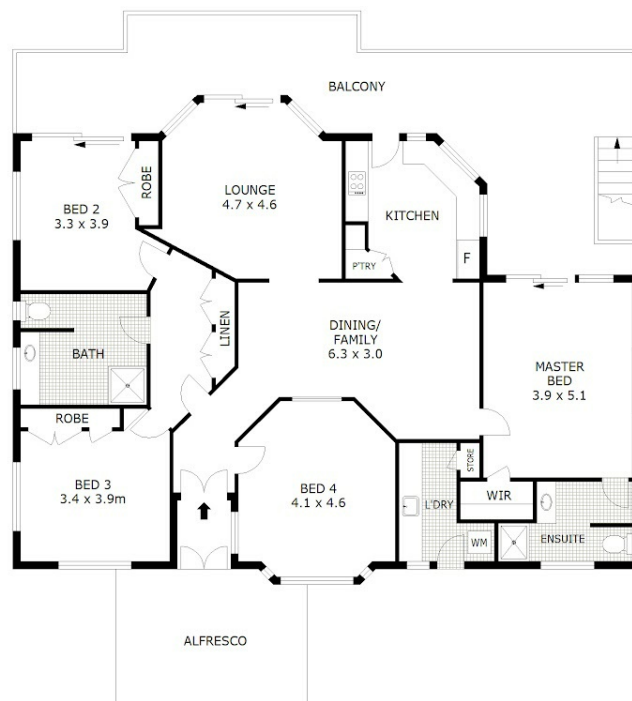
OPEN FOR INSPECTION:  
N/A



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LOWER LEVEL



UPPER LEVEL



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 parties should rely on their own enquiries.

Lower Level	- 161 m <sup>2</sup>
Upper Level	- 78 m <sup>2</sup>
Balcony	- 49 m <sup>2</sup>
Alfresco	- 18 m <sup>2</sup>
Total	- 306 m <sup>2</sup>



## 40 Outlook Drive, Ninderry

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.