



FOR SALE

DUAL LIVING OR MEGA HOME + OFFICE ON FLAT HALF ACRE BLOCK

After almost 22 years, the time has come for the owners of this spacious, extended ex-display home to say goodbye and hand over the keys to the next lucky owner. Having served its purpose as a well-loved family home and fully fledged home business over the years, there's no doubt that the opportunities to create something truly special here are endless.

With a huge 2,097sqm block, nearly 400 sqm under roof, in-ground pool, al-fresco areas and sheds, there's plenty on offer already plus ample space to let your imagination run wild and turn this into your 20 year home as well.

Property Hallmarks:

- 2,097 flat, flood free land
- Easy access to M1 North and South
- 2 separate dwellings; great as a large, granny flat or extra income stream if rented separately
- 24 x panel solar system (approx. 6 kW)
- Main residence ex-display home (1995); second dwelling built in 2006

- Main Residence -

- 3 bedrooms plus study; raked 4.7m ceilings
- Grand entry with atrium garden
- Sunken master bedroom with WIR and ensuite, AC and ceiling fan & direct access to poolside al fresco
- Office/4th bedroom with atrium window and shelving on 3 walls
- Sunken lounge with wet bar nook; open dining area with access to poolside al fresco
- Modern kitchen with stone benchtops and 900mm gas cooktop
- Two bedrooms both with built-in wardrobes, AC and ceiling fans
- Bathroom with separate toilet and corner bath
- Massive rumpus room (converted double garage); easily converted back to garage or into media room/more bedrooms
- Established gardens, side access, garden shed and more!

- Second Residence -

- Two master bedrooms with shared WIR and ensuite;

6 BED | 3 BATH | 7 CAR

PRICE:

Offers urgently wanted!

OPEN FOR INSPECTION:

N/A

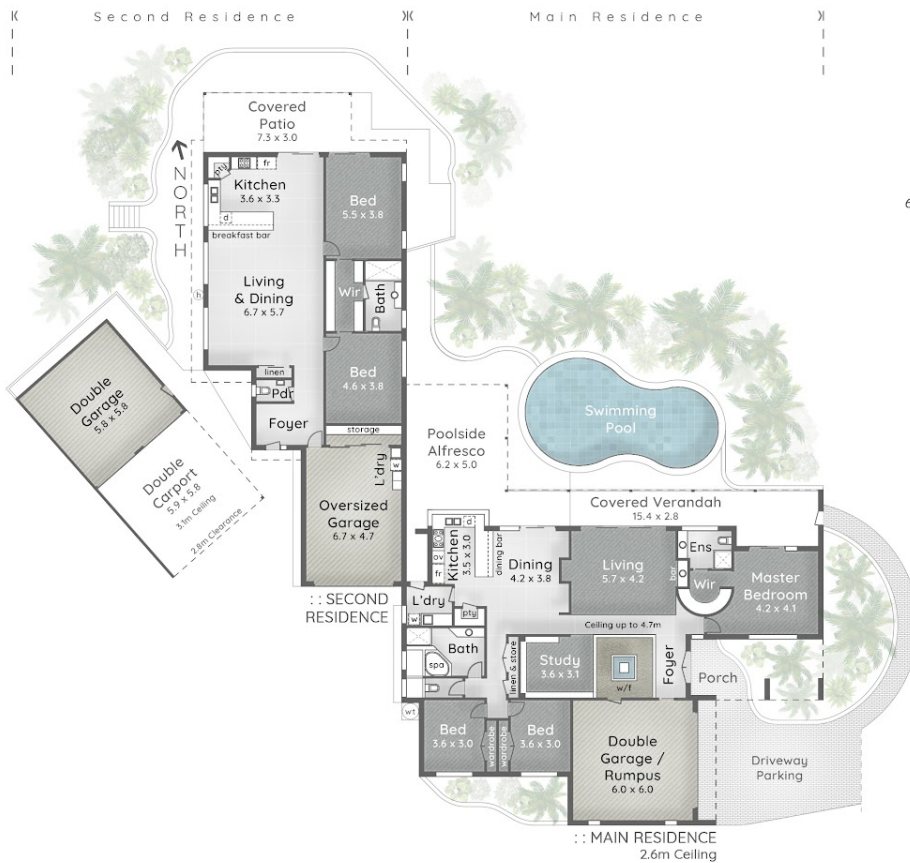


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- LEGEND**
- 1. Driveway Parking | 2. Main Residence
 - 3. Second Residence | 4. Swimming Pool | 5. Double Carport
 - 6. Double Garage | 7. Garden Shed | 8. Side Access Gate (3.2m)
 - 9. Side Access Gate (3.4m)



5 California Drive OXFENFORD

2,097m²

MAIN RESIDENCE

3 Bed Internal 222m²
 2 Bath External 84m²
 2 Car Total 306m²

SECOND RESIDENCE

2 Bed Internal 173m²
 1 Bath + Powder External 93m²
 5 Car Total 266m²

COMBINED TOTAL

5 Bed + Study Internal 395m²
 3 Bath + Powder External 177m²
 7 Car + Boat/Caravan + Off-Street Total 572m² or 62 Squares

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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.

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