



FOR SALE

EXCLUSIVE HOME WITH LARGE SHED AND SOLAR SYSTEM 6KW.

This home is only 5 years old, and stands out as an address with a difference. The current owners have made many improvements, including landscaping, establishing a very attractive easy care garden, building a new colorbond steel shed 12 x 6 meters. 3.3 meters high, large enough to accommodate a caravan and a four wheel drive. Boat cover could be used as an extra BBQ area. Plus large powered work shop. 4 x 4 meter storage shed and 3 x 3 garden shed. Cement platform for the boat and new cover. Quality built solid hard wood trellises have been added to the front and 2 sides of the home, on the N/E side is a new covered in Atrium. Lovely rural views N/W of the Crows Nest hinterland

New roller shade blinds on the sides of the entertainment area.

New Solar System, 24 panels 6 kw on the 12 X 6m shed facing the north.

Converted garage : rumpus room/office or fourth bedroom.

Features of this well established and immaculate residential property:

The WOW factor when you walk through the front entrance is the spacious open plan living and well designed kitchen area.

* Ultra modern galley style kitchen, exclusive appliances , wide bench tops plus double stainless steel sink and Westinghouse dishwasher. A 5 burner gas cooktop, Westinghouse fan forced wall oven, plus large pantry, are all positioned for easy cooking and entertaining. A skylight in the ceiling generates natural light in the kitchen and dining area.

* Living room is tiled, has a gas fitting for heating and mounted reverse cycle cooling and heating system. Open plan kitchen, dining and living room opens out through double sliding doors to the covered in entertainment area which has a gas fitting for the BBQ and installed new roller blinds for all year comfort and entertaining.

*All three bedrooms are carpeted, with large built in robes. The master bedroom offers a spacious ensuite.

*Large tiled modern family bathroom: bath, shower and vanity unit.

*Large sliding three door linen and storage cupboard is centrally located in the home.

*Instant Gas Rinnai energy efficient hot water system. New Grunforce water pump and filtered water .

20,000 litre rainwater tank. On the western side is a second shady trellised fernery with automatic sprinkler system. The whole garden is easy care and set up on an automatic sprinkler system. Raised vegetable garden and fruit trees.

This well built exclusive Gleeson home boasts a wide side access to accommodate a caravan

3 BED | 2 BATH | 3 CAR

PRICE:
\$470,000

OPEN FOR INSPECTION:
N/A



Yvonne Bradley

0408181146

yvonne@atrealty.com.au

www.atrealty.com.au