



SOLD

FAMILY FRIENDLY 3 ACRES WITH STUNNING VIEWS

This fabulous property has been a treasured family home for over 20 years but now that the owner has decided to downsize it's time for another family to enjoy the wonderful lifestyle this home offers.

Located in a very quiet cul de sac in an easily accessible location with an elevated, breezy site there is a discreet entrance from the street and no sign of neighbours at all from the rear of this property.

The outlook is out to the North over the garden and surrounding bushland offering peace, quiet and tranquility and a haven for birdlife, Kangaroos and Wallabies.

This award winning home was built approx 25 years ago to a very high standard and features a modern, spacious layout, full master suite, huge kitchen, high ceilings and a great family friendly, flat house yard perfect for kids, dogs and gardeners.

The Al Fresco area is HUGE with a very high roof framing the North Facing view beautifully, it's the perfect place to entertain with easy access back to the kitchen and enough space for large family gatherings.

There's ample room for a pool if you want one and the perfect spot offers incredible views to Mt Eerwah.

Located on a slightly lower terrace than the house with its own easy street access is the 3 Bay shed consisting of 2 Over Height Doors for drive in access (suitable for caravans or boats) and the 3rd Bay currently being used as a work shop.

With so many hard to come by and desirable features this property won't last long so get in touch now or risk missing out.

FEATURES:

- 3 very private acres
- High Ceilings
- Stunning Nth Facing Rural View
- Large Bedrooms with massive robe space
- Master suite with en-suite and walk in robe
- Additional Garden shed
- 3 x 11,000 litre water tanks
- Solar Hot Water
- Split System air Conditioning
- An array of fruit trees and beautiful mature gardens

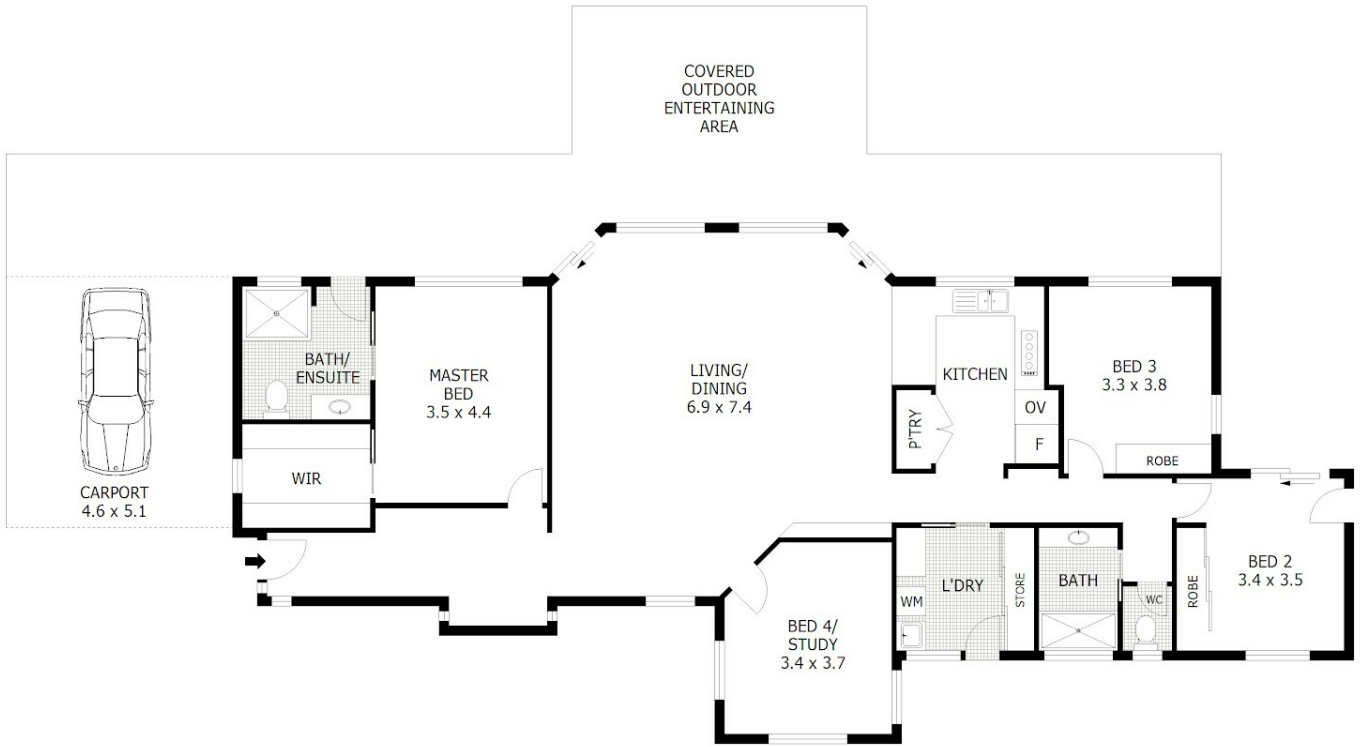
4 BED | 2 BATH | 4 CAR

PRICE:
\$750,398

OPEN FOR INSPECTION:
N/A



Tracy Fishburn
0449141349
tracy@atrealty.com.au
www.atrealty.com.au



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.

Residence	- 157 m ²
Carport	- 23 m ²
Entertaining Area	- 26 m ²
Total	- 206 m ²



21 Eulinga Court, 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.