



FOR SALE

IMMACULATE, LOW MAINTENANCE & IDEAL FOR RETIREES

This beautiful Ryde built home, handed over in November 2016, has hardly been lived in and still has that Brand New smell. From the street it may look like your conventional suburban home, but step inside and you'll notice it offers far more.

Proudly boasting a 6 star energy rating, the home was architecturally designed from the planning stages for superior thermal performance – which translates to precious savings on energy bills and a well-insulated home which stays cool in summer yet warm in winter.

It's been lovingly fitted out with all conceivable extras that you could think of – from a rainwater tank connected to the kitchen, an electric heat pump and 5Kw solar panels, a third garage/shed, air conditioner, fireplace, superb kitchen fittings, Luxaflex blinds, lead glass front door, security doors and lights and a water softener – to mention just a few.

This home is positioned on the hillside in Gledhow's latest development -just off Hanrahan and Meuler Roads, which means it's quick and easy to get into town. It faces down the road - so your views are secure towards the wind farm and out towards Frenchmans Bay.

An aggregate driveway leads to the double remote garage. Here's another little extra – there's a row of windows at the top of the garage door so it's always light and bright inside. You'll find the latest water softener discreetly mounted on the back wall. An open space was left at the back of the garage for access to the backyard and the 6x4 m shed. There is side access, but not wide enough for a big car.

This powered and concreted shed is ideal to store an extra car, trailer/small boat - or motorbikes. You could also use it as a workshop or art studio. There is a handy garden storeroom behind it.

Enter through the lovely lead glass front door into a large open plan space with wide Birchwood vinyl flooring. Only the main bedroom is carpeted, ensuring maintenance is kept to a minimum.

The formal lounge is at the front of the house overlooking the views. A dedicated TV area with a cosy fireplace and air conditioner is in the middle section under the coffered ceiling, while the dining area is in front of the large sliding doors to the back patio - close to the gorgeous kitchen.

3 BED | 2 BATH | 3 CAR

PRICE:

\$399,000-410,000

OPEN FOR INSPECTION:

N/A



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