



**SOLD**

**BEST POSITION, BEST HOME ON THE MARKET, BEST VIEWS, MUST INSPECT. GREAT NEW PRICE!**

This three bedroom, two bathroom home is even better than the photos and is a must for a discerning buyer who wants it all on the corner of Corella and Wood Duck Way overlooking the Golf Course.

The position, the views and the sheer elegance of this great home has it all. From the moment you enter the unique home you are presented with:

- + A large open entrance porch to an open plan lounge, kitchen and dining area that flows to the outside living area.
- + Click-in timber style easy care flooring in the living areas.
- + Fully ducted floor air conditioning throughout the home that has multiple different zones that are panel controlled.
- + New carpet in all the bedrooms.
- + LED lighting feature in the kitchen and soft close cupboards and drawers.
- + Full solar 6.6 Kw system therefore no electrical bills ever.
- + The master bedroom is large and has a walk-in wardrobe and a big ensuite
- + Bedroom two is a good size with carpet, fan and built-in wardrobe with bedroom three being a larger double along with new carpet, fan and built in wardrobe. Both bedrooms have a large bathroom close by and a full size laundry.
- + There are double blinds in the main living areas and from the inside living areas with vaulted ceilings and tropical fans, the large open veranda/covered deck beckons.

As you venture out onto the marine carpet covered deck, the unique fountain and the view over

**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$415,000

**OPEN FOR INSPECTION:**  
N/A



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# FLOOR PLAN

SCALE: 1:100 ~ A3

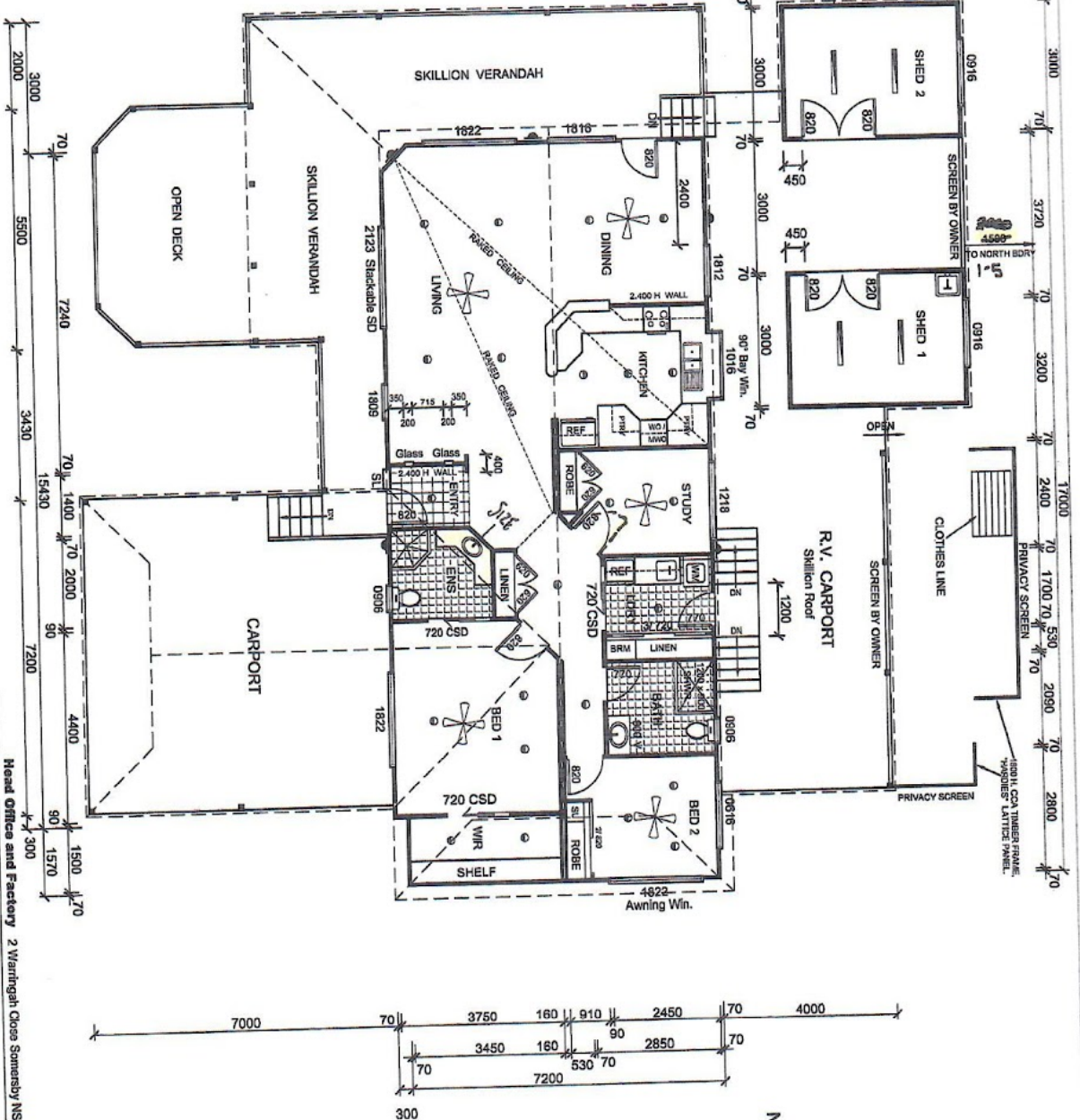
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DRAWN BY: **BJ**

CHECKED BY: .

DATE: **14 / 01 / 08**

DRAWING No: **MPPH08255B-01**



DATE	REVISION	BY
DATE	REVISION 2	BY
DATE	REVISION 1	BY

CLIENT **17.0 X 7.5 Special Design for: HARMER**

Head Office and Factory 2 Warrigah Close Somersby NSW 2250 Phone 02 4340 2030

NOTE: SETBACK PROVIDED

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.