



SOLD

STUNNING MASSIVE FAMILY HOME!!

If your looking for room to move in a quiet location then look no further!! Boasting 4 massive bedrooms, 3 living areas, a study, as well as a cinema room this home has all the space you'll need for a growing family and more!! Located in a quiet cul de sac, within 5 minutes drive to major shops and train station and situated on a large 3000m2 block this home has it all!

From the moment you enter you'll be blown away by the size of this home from extra high ceilings to the wide hallways and oversized bedrooms the space is endless!!

Features include:

- Almost 400m2 home on 3000m2 block!!
- 4 Oversized bedrooms with built in robes
- Large study at front of home
- 2 large bathrooms , double vanity and double shower in ensuite!
- His and Hers wardrobes
- Ducted air-conditioning throughout
- Ceiling fans in all bedrooms
- 9ft Ceilings and wide hallways
- Separate laundry
- Activity area with loads of storage!
- Open plan kitchen living and dining
- Separate man cave or media room
- Separate Cinema room , fully blacked out!
- Massive kitchen with stone benches ,900 Gas cooker and walk in pantry!
- Large garage with separate storage room for bikes etc !
- HUGE outdoor patio overlooking 3000m2 block
- Fenced fruit Orchard!
- Established gardens and trees
- Side access for potential shed!

This home wont be on the market long so call Paige today!!

4 BED | 2 BATH | 2 CAR

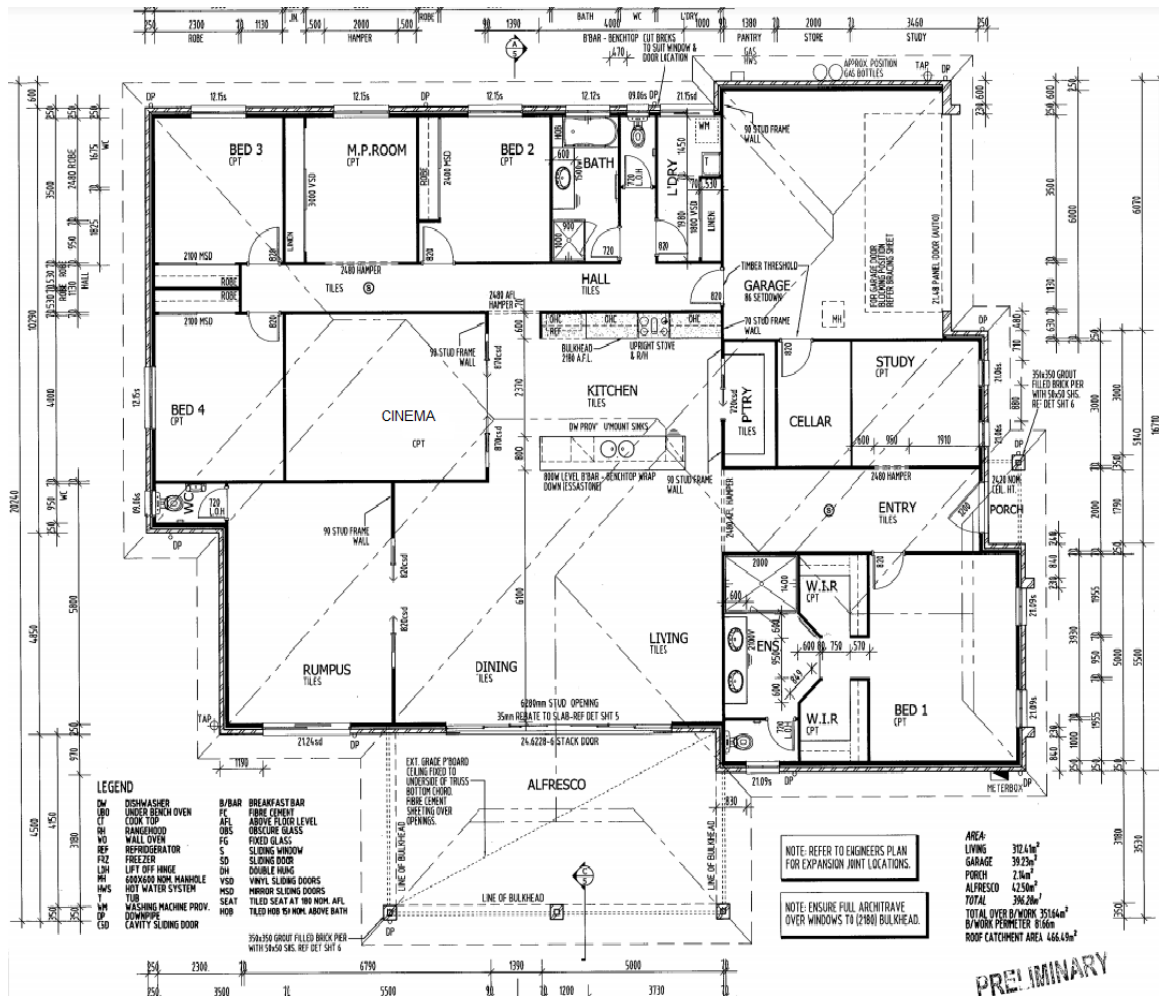
PRICE:
\$791,500

OPEN FOR INSPECTION:
N/A



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- CONCRETE ROOFING TO COMPLY WITH AS1757/AS2059
 - WEI WALLS TO COMPLY WITH THE PROVISIONS OF PART 3.8 OF THE BCA
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047
 - (C) DENOTES SMOKE DETECTOR, SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
 - HANDLE POSITION APPROX ONLY, DETERMINE ON SITE
 - PROVIDE ALCOHOL BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
 - KEEP NON WALL-MOUNTED HWS 100 CLEAR OF WALLS
 - PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE BCA
 - PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE BCA

NOTE: 2100H WINDOWS ARE 2055 ACTUAL HEIGHT INSIDE REVEALS WITH 2150 TO UNDERSIDE OF TRIMMER. 2400H WINDOWS ARE 2355 ACTUAL HEIGHT INSIDE REVEALS WITH 2450 TO UNDERSIDE OF TRIMMER

KITCHEN UPGRADE:
 - FLEX HOOD
 - OVERHEAD UPWARDS BROWN PLASTERBOARD RANGEHOOD OVER INCLUDED
 - FREE STANDING 900MM OVAL FUEL COOKER
 - 900MM CANTOPY STEEL RANGEHOOD BUILDERS RANGEHOOD WITH DUCTING TO EXTERNAL AIR
 - DISHWASHER PROVISION (COLD WATER SUPPLY ON YK 1)
 - 100T FRONT ENTRY DOOR FRAME 1000MM HINGED KS24 DOOR ALL STAIN GRADE WITH TRANSLUCENT LAMINATED GLASS
 - PANTRY 900CEP SHELF, 600 (CABIN) HANGER
 - 1500 HIGH KS24 CUSTOM KITCHEN BENCH TOP BROWN OAK WITH 20mm POLISHED ARIS EDGES
 - 600W PSLASTONE BENCHTOPS TO BATHROOM & ENSUITE WITH 20mm POLISHED ARIS EDGES
 - 3 STANDARD TAPS TO W/L, BATHROOMS, SINKS/HEADS AND WC FLUSHING SYSTEM
 - 90S INSULATION BATT'S TO ENTIRE CEILING LEVEL, GARAGE & EXTERNAL ROOF AREAS
 - SARKING TO ALL EXT. WALLS AND ROOF
 - AUTO CONTROL LIGHTS 2 HANDSETS TO GARAGE DOOR
 - LOCKS TO ALL WINDOWS
 - LEADING FLOOR TILES ENTRY, KITCHEN, LIVING, DINING, RUMPUS & HALLS
 - HEAVY DUTY CARPET: STUDY, SLEEPING, W.P. ROOM, BEDROOMS & HALLS
 - PROVIDE TV ANTENNA (WITH BOOSTER) LHF RECEPTION ONLY
 - INSTANTANEOUS GAS HWS
 - GAS CONE TION TO HWS & FUEL COOKER
 - CLARK CEILING UNDERMOUNT SINKS (2 OFF) TO KITCHEN BENCHTOP
 - 2700mm CEILING HEIGHT
 - 95 RMC FIBER
 - CAROMA VALETTE WALL MOUNT BASIN TO WC OFF RUMPUS

NOTES:
 - THIS PLAN IS THE COPYRIGHT PROPERTY OF PERRY HOMES P/L
 - DO NOT SCALE OFF DRAWINGS, USE ONLY THE WRITTEN DIMENSIONS.

AREA:
 LIVING 312.4m²
 GARAGE 39.25m²
 PORCH 2.9m²
 ALFRESCO 42.50m²
 TOTAL 397.05m²
 TOTAL OVER BYWORK 3514.4m²
 B/WORK PERIMETER 916.6m
 ROOF CATCHMENT AREA 446.4m²

NOTE: REFER TO ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS
 NOTE: ENSURE FULL ARCHITRAVE OVER WINDOWS TO (2180) BULKHEAD.

PRELIMINARY

NSW Lic. No. 109791K
 Qld Lic. No. 71074K

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CLIENT: **N. BUGG**

SITE ADDRESS: **LOT 2 - KIRSTY COURT
 CABULTURE - QLD**

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.

