



FOR SALE

FANTASTIC HOME ON HUGE BLOCK

WOW! If you are in the market for a spacious family home on a super sized block and need a massive shed/workshop, then look no further. This superb property is set on a massive 760sqm block overlooking Leda Nature Reserve and is situated on a direct link to Wellard Village shopping precinct, local schools and Wellard train station.

Built in 2010 and first time to market this fantastic home is the complete package, nothing to do but move in and relax. Blocks of this size are hard to find in such a popular area and this backyard is sure to impress if you are looking for outdoor space with lots of potential. It features rear access through the double remote garage to a hardstand area protected by a shade sail, enormous gable patio running the full width of the property, lawns, veggie garden beds and a massive 7m x 7m powered workshop.

Accommodation briefly comprises:

- *Spacious master bedroom with split system reverse cycle air conditioning, his & hers fitted walk in robes & modern en-suite
- *Separate theatre/lounge room providing second living space
- *Open plan casual living area comprising meals and family areas
- *Well appointed kitchen with 900mm 6 burner gas stove with electric oven, double fridge/freezer recess & glass splashbacks
- *2 further minor bedrooms with robes and roller shutters to windows
- *Family bathroom and recently updated laundry with plenty of storage
- *Under main roof alfresco plus additional large gable patio running full width of property at rear
- *Double remote garage with shoppers entry and rear access through roller door to hardstand
- *Approx 7m x 7m 3 phase powered shed with roller door

Additional features and benefits include:

- *Brand new 6.6kw solar power system with 18 panels to keep those bills down
- *Split system ducted reverse cycle air conditioning in main living area and master bedroom
- *Solar hot water system with electric booster and instant gas
- *Roller shutters to windows, full security alarm and 8 camera CCTV system, security film to sliding doors
- *Plumbed in under bench water filter in kitchen & water connection to fridge recess
- *Wall mounted TV brackets in master bedroom & family room
- *316 Stainless steel ceiling fans installed in rear patio

3 BED | 2 BATH | 2 CAR

PRICE:
BUYERS OVER \$439,000

OPEN FOR INSPECTION:
N/A



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