



**SOLD**

## WHEN SIZE MATTERS!!!

With building costs now in orbit building a big home is more out of reach than ever. Enter 12 Le Grand Avenue in Orana. This is a BIG 4-bedroom home, with two large living areas that are well separated, a proper entrance hall, a very generous office space that is perfect for the home-based business or tradie, bigger than normal double lock up garage under the main roof, ensuite of course and again a large family bathroom with wall to ceiling tiles and spa. There is a third toilet and shower in the laundry making a third bathroom, so no need to troop through the home dirty after a day in the garden or shed.

The large outdoor area faces North to catch as much sun as possible and is protected from the winter and summer winds making it the perfect spot to have your friends or family over for a BBQ on the weekend.

Inside you can bask in the radiant warmth of the large wood fire or rely on the convenience of the large reverse cycle air conditioner if time is short. Either way, the fact that the home is built of double brick and has insulation will see you warm and cosy all year round.

There is a bar ready for your personal touch – formal and casual dining areas, built in robes in all bedrooms, solar panels to help cut your power bills, a walk in pantry and loads more.

The larger than normal size theme continues outside, with a not only very usable 1,650 square metres of land, but a whopping 39 metres of frontage allowing ridiculously easy access via two front gates, a 4-car powered shed with double roller doors and personnel door for convenience.

Plenty of room to have a veggie patch, perhaps to park all the kids and their friends' cars or to just feel as though you don't have close neighbours.

Why build when its all here, ready for you to put your personal touch throughout, 12 Le Grande Avenue is a home that you will grow into and never out of.

For your personal viewing please contact Jeremy Stevenson on 0427 183 688 or Lorraine Stevenson on 0417 183 688.

**4 BED | 3 BATH | 6 CAR**

**PRICE:**  
**\$548,000**

**OPEN FOR INSPECTION:**  
**N/A**



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