



**SOLD**

## WHAT CAN I SAY? IMMACULATE CONTEMPORARY LOW SET HOME

Freshly painted (internal and external) will sell quickly so you need to email me if you require more details  
Located in a quiet leafy exclusive pocket of fast growing Banyo this home is very spacious (2.4m ceilings throughout) as you can see by the photos - so much room for the whole family.

### Comprises

Master bedroom has a walk in robe and ensuite  
Three or four bedrooms or three bedrooms and a media room  
Built in home office close to the front entrance and vestibule  
Open plan living and dining area is air conditioned, tiled and leads to 36sqm north/east aspect newly tiled and covered alfresco area.  
Light filled designer kitchen with extensive stone benchtops including breakfast bar, new 6 burner stand alone stove, remote controlled blinds and access to alfresco area.  
Two bathrooms and separate toilet  
Laundry has double bowl sink and is built in. Close to outside drying area.  
Double remote garage has practical new 'polymer flooring and additional storage  
Garden shed - 23x23  
Lush lawn area, large enough for pool and trampoline etc pretty flower bed and vegetable patch  
Stone potting bench  
Access to rear by way of two side gates

### Inclusions

Wall mounted plasma TV in Master Bedroom  
Timber blinds/Plantation shutters in bedrooms  
New LED lighting  
Ceiling fans throughout  
Split system air conditioning  
Remote external blinds for kitchen  
Elaborate front door has a ten year warranty  
Completely fenced  
Two 2500 litre water tanks  
Hot Water System 1x2501 Solar heat pump, eco smart heat pump

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

**PRICE:**  
\$1,100,000

**OPEN FOR INSPECTION:**  
N/A



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## 8 Billara Place, Banyo

ARTIST'S IMPRESSION: This plan is approximate. Any prospective purchaser is advised to inspect and confirm dimensions. Floor plan by: Real Visuals Media Pty Ptd

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.