



FOR SALE

TREE HOUSE ON A GRAND SCALE

Presenting to the market this Architecturally Designed split level home occupying an elevated 722m2 fully fenced block overlooking Hall Reserve in the highly sought after Fernlands Estate. Enjoy the peace and serenity this property has to offer with nothing but green leafy views from the spacious deck, park and gym equipment across the road and walking/bike paths a plenty.

Built in 2004, presentation is pristine and features include: high ceilings throughout, Spotted Gum timber floors throughout, Hanex Stone island bench in the kitchen, European 5 Burner Gas stove, Dishwasher, Crimsafe Screens on the accessible windows, ducted air, solar panels, loads of storage, picture windows to frame outlook and banks of louvres to circulate gentle breezes.

The large open plan living has been designed to give you ample floor space for a massive lounge and dining area whilst flowing seamlessly through double stacking doors is the elevated Alfresco Deck boasting a prized aspect. An idyllic spot to relax over a hot drink and soak up the green leafy outlook or to entertain family and friends. Fire up the BBQ, chill the Prosecco and start creating memories of laughter and joy!

The hub of the home is certainly set up for entertaining with the impressive island bench and galley style kitchen, the chef of the family will always feel a part of the gathering while preparing the meal, guests can be spilling out to one of three entertaining areas flowing from here whilst still being in close proximity. Cooking up a storm won't be too hard when you have the right equipment European 5 burner gas stove, 600mm oven, dishwasher and in air-conditioned comfort no less!

The separation of the bedrooms from the living area makes the retreat at the end of the day just that little bit more relaxing. The spacious master features a Hollywood style walk in robe, and ensuite with bushland views. Bedrooms two, three and four boast large built in robes and ceiling fans, all conveniently located around the family bathroom. A second living area or home office is definitely a welcomed extra, this versatile room can be used for a myriad of different uses from a second lounge, kids toy room to home office.

Outside there is still plenty of space for the fur babies and kids to run around and explore, offering a very tranquil feel. Lots of outdoor spaces to sit and relax, read a book or do some yoga? If the kids want more space to play soccer etc right across the road you'll find Hall Park Reserve offering a giant field, playground and gym equipment with walking/bike paths linking to

4 BED | 2 BATH | 2 CAR

PRICE:

Offers above \$1.2m

OPEN FOR INSPECTION:

N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 250 m²
EXT: 60 m²

4 Cranwood Court, Ferny Hills

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.