



**SOLD**

## WELCOME TO THE PERFECT ENTERTAINER!

Welcome to the perfect entertainer - 34 Falcon Drive, Calala. Built in 2014 by Klasen Builders, everything has been thought of in the planning of this modern, family home. Whether you like open plan living or have been searching for a home with the perfect space to enjoy a movie or Friday night footy - this property will tick all the boxes. For the warmer months of the year, the backyard will not disappoint boasting a great alfresco complete with fan, side access & a fenced area with kennels for the furry members of the family.

- \* Four bedrooms - main with his & hers WIR and ensuite. All other bedrooms contain built ins
- \* Open plan kitchen/dining/living area opening onto alfresco
- \* Spacious kitchen complete with gas cooktop, electric oven, dishwasher and an abundance of storage
- \* Theatre room
- \* Main bathroom complete with shower, bath & vanity - separate toilet
- \* Ducted reverse cycle, zoned air conditioning throughout
- \* Large laundry with abundance of storage and bench space + 3rd toilet
- \* Gas HWS
- \* Internal access from double garage
- \* Side access
- \* Security System
- \* Rainwater tank + garden shed
- \* NBN
- \* Located opposite the Lampada Estate children's playground/recreational space
- \* Only a short drive to Carinya Christian School, Farrer Memorial Agricultural High School, local IGA supermarket, Calala Tavern, Butchers & Pharmacy

A great opportunity to purchase a modern, spacious home in a popular neighbourhood.

Contact Dee Plowman @realty to arrange an inspection 0488 696 563.

### Disclaimer:

All information contained in this advertisement & all marketing material for 34 Falcon Drive Calala is gathered from sources we consider to be reliable however, we cannot guarantee or

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

**PRICE:**  
**\$665,000**

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



**Deneille Plowman**  
**0488696563**  
dee@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)