



**SOLD**

## A FAMILY HOLIDAY EVERYDAY!

Presenting to the market this breathtaking four bedroom family home perfectly situated at the end of a quiet cul-de-sac on an elevated 1,830m<sup>2</sup> block and offering the utmost in lifestyle. Simply put, you must inspect this abundantly spacious abode, the layout is perfect and the finishes are truly luxurious. Entertaining, reclaiming your weekends and enjoying family time together is an understatement here with sparkling inground swimming pool with slide, pool cabana with wet bar, expansive covered alfresco area and pizza oven, basketball court, flat yard, media room and much, much more... you will never hear the words "I'm bored" uttered again!

Your new adventure awaits you, jump in the car and be prepared to be wowed at 17 Mattie Lee Court. Homes in this tightly held pocket are for sale rarely and when you arrive, you'll understand why. Positioned at the end of one of the quietest cul-de-sacs, you will start to appreciate what is on offer here, strolling up the driveway noticing the low maintenance landscaping, your eyes will be drawn to the sides of the property, the kids may run left whilst the parents meander to the right to measure the carport height for a caravan or boat!

Inside, take a moment to prepare yourself... to your left is a home office with built in cabinetry all set up ready to go and to your right you'll discover your very own home media room with sound proofing and tiered seating, what better way to spend a night in, than cuddled up under a blanket watching your all time favourite movie on the big screen at home!

After you've explored one of the master suites located far far away from the other three bedrooms, let the modern tiles lead you through, as it quite literally opens up before your eyes to the hub of the home.

An elaborate modern kitchen featuring Caesar stone bench tops, 5 burner electric stove and 900mm oven with an enormous butler's pantry. The chef of the family will be cooking up a storm in here for sure and while they do, the children can sit at the oversized island breakfast bar and discuss the happenings of the day or simply complete their homework. The hub of the home also consists of dining and two living spaces, a fully enclosed family room with large corner stacker doors to enable it to be as much a part of the action or as private as you like.

Entertaining, well where do I start? Off from the hub of the home is a magnificent games room that flows seamlessly to the expansive covered alfresco area featuring your very own woodfired pizza oven!! The child in all of us will come alive out here, remember how I said they would

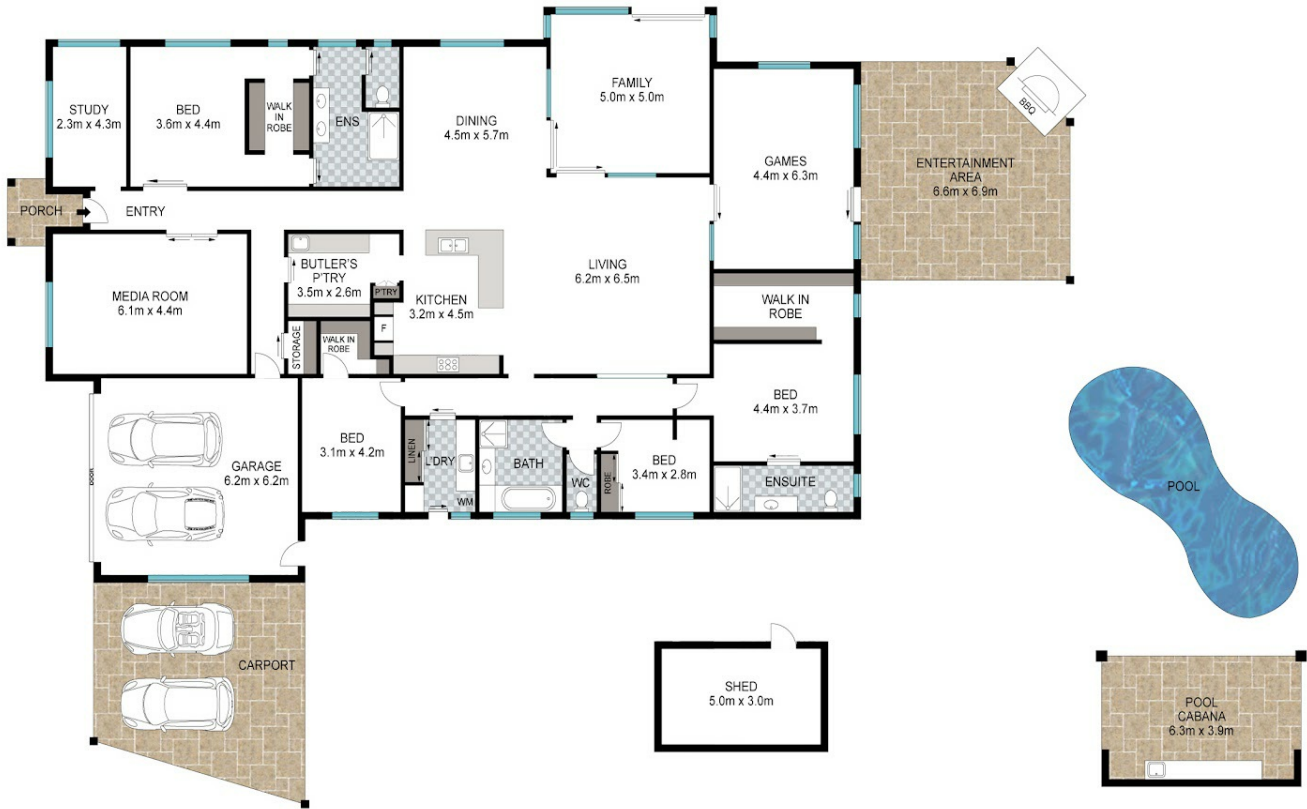
**4 BED | 3 BATH | 3 CAR**

**PRICE:**  
**\$1,350,000**

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



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INT: 377 m<sup>2</sup>  
EXT: 128 m<sup>2</sup>

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.

17 Mattie Lee Court, Joyner

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.