



# FOR SALE

## LUXURY HOME FOR CONTEMPORARY & DELIGHTFUL LIFESTYLE!

Auction (Unless Sold Prior) Saturday, 24th September 2022 @ 1 PM Onsite -

You are invited to inspect this boutique home located in the heart of Dernancourt. It is surrounded by beautiful neighbourhood, next to reserve, short stroll to Dernancourt shopping centre and with lovely views of the hills.

Built in 2021 and close to necessities, no stone is left unturned in the making and maintenance of the family home. Upon entrance, you may be mesmerised by its colour palette, flooring, lightning, size, interior, practical layout, and relaxed vibe.

The rare opportunity is here as it ticks all the boxes of a secure, high quality, luxury, and taste abiding family home. Attributes worth noting:

- Customised and attractive front façade.
- 3 Bedrooms with quality carpets.
- Ensuite and walk in robe to master bedroom.
- 3-way bathroom with bathtub, separate WC, and a powder.
- 2 cupboards for additional storage.
- Ensuite and bathroom with floor to ceiling quality tiles and semi frameless shower screen.
- Stone benchtop to vanities and kitchen.
- Mirrored sliding built in robe to bedroom 2 and 3.
- Pergola for all year entertaining.
- 2.7m high ceilings and 3m raised ceiling to family room.
- LEDs downlights to ceilings.
- Combo heat/light/fan unit to ensuite and bathroom.
- Ducted and zoned reverse-cycle air conditioning throughout.
- Floating floorboards throughout living areas.
- High spec kitchen with pendant lights, s/steel appliances, dishwasher, double sink, water point to fridge, good storage, soft close drawers, oven and 900mm gas cooktop with 900mm rangehood.

3  | 2  | 1 

PRICE:  
Auction (Unless Sold Prior)



**Gary Brar** | 0416 748 147

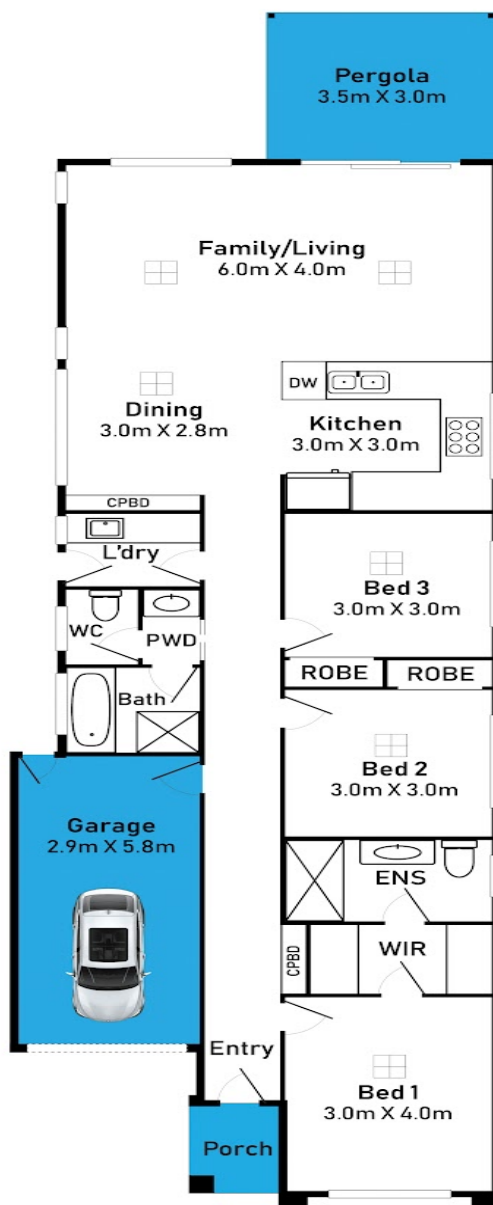
info@fabrealtors.com.au

[fabrealtors.com.au](https://www.fabrealtors.com.au)

RLA 312162

Floor Plan

RWT



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

**23A Karri Drive, Dernancourt**