

SOLD

HIDDEN GEM IN SOUGHT AFTER LUDLOW STREET

Inspections by Appointment

Nestled in your private enclave, you'll find this fabulous family home. From the moment you enter, you'll be impressed by the spaciousness & easy flow of the home all enhanced by the cathedral ceilings, neutral tones & natural light.

Over the years, many family gatherings both large & small have been enjoyed here. The fabulous under roof alfresco patio is perfect for entertaining all year 'round & this adjoins the huge rumpus & bar room. There's also a rear deck to enjoy those quiet times for your morning cuppa or evening sip amongst the trees whilst enjoying the native bird life.

The well appointed kitchen, is the central hub of the home featuring a gas cooktop, dishwasher, island bench, breakfast bench & loads of storage. The kitchen is complimented by the dining room which flows through to your elegant lounge with soaring ceilings, timber flooring, fireplace & floor to ceiling windows allowing a private & peaceful outlook to greenery & wrap around deck.

Off the kitchen & dining area, there's a study which currently has 2 work stations.

The expansive rumpus room is multi-purpose as it has a wet bar & loads of space for informal living & dining. It could also possibly be converted to self-contained quarters.

To add to all this there is a fabulous separate room at the rear of the property which would make an ideal cellar or use as a gym, art studio or home office.

Upstairs are your 4 bedrooms & family bathroom with bath. The master bedroom is a pleasure to retreat to with its Juliette balcony, modern ensuite, walk in robe & private treed outlook.

Just some of the homes many features include:

- 4 bedrooms: master with walk in robe & modern ensuite + A/C and balcony

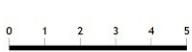
4 BED | 2 BATH | 2 CAR

PRICE:
\$1,100,000

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 parties should rely on their own enquiries.

Lower Level	- 30 m ²
Middle Level	- 188 m ²
Upper Level	- 98 m ²
Garage	- 47 m ²
Deck	- 23 m ²
Patio	- 31 m ²
Balcony	- 5 m ²
Total	- 422 m ²

91 Ludlow Street, Chapel Hill

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.