

# SOLD

## AMAZING RESULT FOR FANTASTIC VENDOR AND BUYER.

This is a move-in ready home that will sell. This home is being sold by open negotiation. The bidding has begun and can sell at any time. There are 6 qualified bidders. All buyers welcome (upon acceptance of the owner) including cash, subject to finance, and possibly subject to sale. Final sale date is set for 22nd November however the property could sell as early as Monday

When a home is built to live in forever, the owners add a few little extras and take a lot more care in how the floorplan will be to live in. This brilliant home is no exception. However, life has forced a sale and now a great opportunity exists for you to make this home yours.

Stunningly presented with well-established gardens, the flexibility and livability of the home are brilliant for young families, older families and empty nesters alike.

As you enter the home you are welcomed by a generous space that could be a relaxing sunlit space to escape the kids, or read a book or as it is currently used as a work from home space. To the right is the master bedroom complete with ensuite, walk-in robe and is ideally separated from the additional 3 bedrooms. As you flow through the home into the living spaces you will be pleasantly surprised by the huge and central kitchen with large walk-in pantry that directly serves the dining area and leads out to the all-weather entertainment area. Cleverly positioned off this large and central open space area is the lounge room and the multi-purpose theatre room (that could be a kid's playroom, guest or 5th bedroom or full home office).

The other three bedrooms create a kids wing of the house; all have built-in robes and easy access to the main bathroom with bath and separate toilet.

This beautiful home is finished from front to rear with well-established gardens, offering privacy and shade. Additional features: Ducted reverse cycle air-conditioning, 5kW solar system generating good rebates and low electricity bills, ceiling fans to all rooms, NBN, Wi-Fi security cameras, Direct internal access from garage to kitchen, garden shed, gas cooktop, instantaneous gas hot water, fully concreted paths and driveways.

### ESSENTIAL DETAILS:

LAND SIZE 480M2

HOUSE SIZE 251M2

BUILDER HICKINBOTHOM HOMES BUILT 2014

RATES \$2400p.a.

SA WATER SUPPLY CHARGE \$280pa sewer \$312pa

4 BED | 2 BATH | 2 CAR

PRICE:  
\$610,000

OPEN FOR INSPECTION:  
N/A

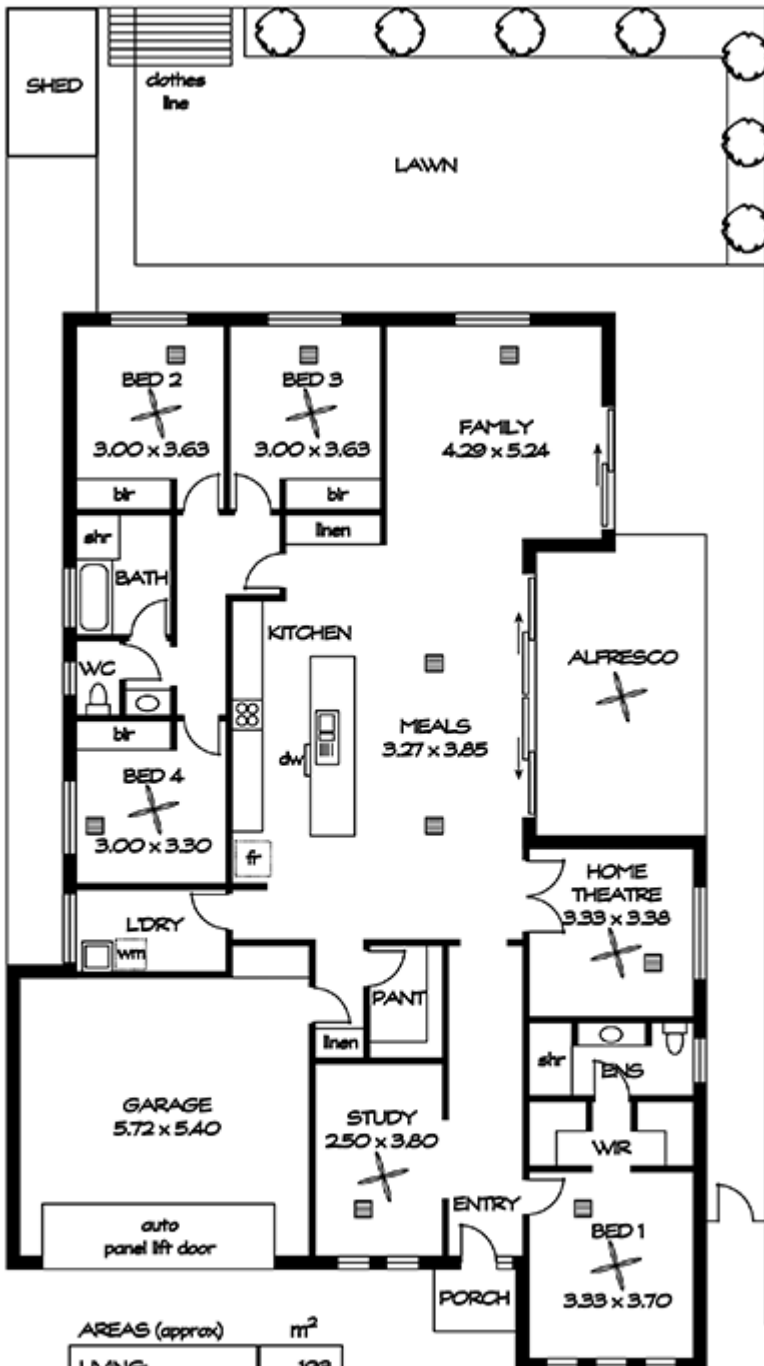


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AREAS (approx)	m <sup>2</sup>
LIVING:	193
GARAGE:	36
ALFRESCO:	20
PORCH:	2
TOTAL	251

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.