



# FOR SALE

## SPACIOUS COLONIAL HOME, GRANNY FLAT AND POWERED STEEL SHED.

Proudly presented is this beautifully restored relocated timber home on a corner block with double street access. A very quiet area, little traffic with a Cul-de-Sac at the end of both streets Cedarwood Dr and Naomi Dr.

The home has the charm of its era and is meticulously maintained to preserve a welcome feeling when you walk up the ramp onto the front deck. Well built solid timber home. Build on adjustable steel stumps with storage underneath. Plus a small garden shed.

The shed, residence and granny flat are all council approved with compliant electrical wiring, plumbing, new roof, steel supports.

### FEATURES OF THE HOME

- \* Modern new kitchen with ceramic cooktop, wall oven, dishwasher and room for casual dining. Entry

from the kitchen onto the spacious timber covered deck facing north-east.

An ideal place to relax and enjoy the morning sun in the winter months or to entertain guests all year round.

- \* Spacious open plan dining and living room which opens onto the back veranda on the western side of the home.

A peaceful tranquil area to enjoy a wine in the evening at sundown or during the day admire the views of the Crows Nest hinterland in the distance.

- \* Mounted air conditioner and wood heater in the living/ dining areas.

- \* Air.con. in the master bedroom and ceiling fans throughout the home.

- \* 3 bedrooms with built-ins. Master bedroom has an en-suite, air con. built in robes and office with

outdoor access to the deck. Ideal for a home business.

- \* Tiled bathroom: shower recess, toilet and vanity unit.

- \* Granny flat attached to the shed offers a bedroom ( air.con) with en-suite and kitchenette.

- \* Powered lockup two bay double car shed, automatic roller doors with a workshop and many power points for the tools.

- \* Paved areas around the home and shed.

- \* Beautifully landscaped garden with a central water feature attractively lit and set amongst the rocks - a joy to watch at night from the front deck.

- \* Brown honeyeaters, Pale Headed Rosellas, Spotted Doves and Striated Pardalotes all nest in

4 BED | 3 BATH | 2 CAR

### PRICE:

\$485,000

### OPEN FOR INSPECTION:

N/A

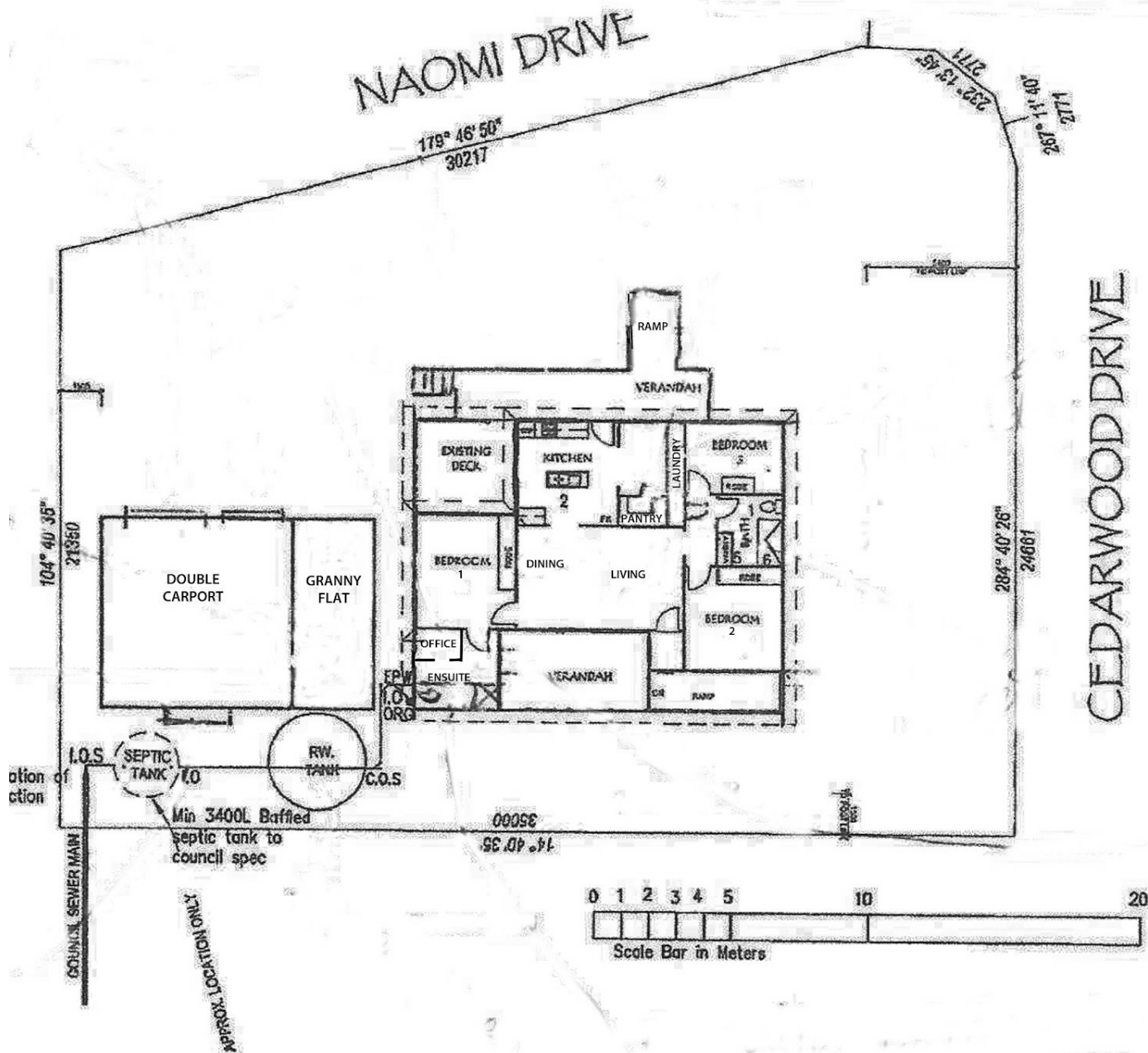


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.