



SOLD

PERFECT LIFESTYLE AWAITS

This delightful 4 bedroom 2 bathroom home located just opposite a nature reserve would be the new home or investment property you have been looking for. It is immaculate in every aspect. All you need to do is move in and enjoy the stylish and elegant home. It is within walking distance of amenities and has good access to transport.

You will be impressed with the fine details and designer elements incorporated into this property. From the street front, the house is aesthetically pleasing. The featured pillar with natural stone claddings, the sleek, wide-form letter box sitting on the perfectly laid artificial lawn, the aluminum garage door, and the wash aggregate driveway jointly give a strong entry statement to the home.

Upon entering the house, you are first greeted by the lounge area, which can also be used as a study/office. You will fall in love with the open plan kitchen with its clean lines, large stone bench top with waterfall edge, and handleless drawers and cabinets. The spacious scullery equipped with matching stone bench top and cabinetry will be a delight to the chef of the house. The kitchen positively glows with the expansive window splash-back- what could be better than cooking with a view of the outside greenery? You are forgiven for thinking you are on holiday every day!

The open-plan kitchen/dining/living areas have direct access to the alfresco, providing an efficient flow and making good use of the spaces available.

The master bedroom is generous in size and comes with a walk-in robe. The sparkling ensuite has a shower, stone benchtop vanity, and toilet. Bedrooms 2,3 and 4 can fit queen size beds and each comes with mirrored built-in robes and large windows.

This home will provide year-round comfortable living with its 5-zone ducted reverse-cycle air conditioning. Additionally, fans are installed in all bedrooms and the alfresco area. LED downlight throughout the house, quality, modern ceiling cornices, and double power point installed at all relevant places show the careful thoughts that have been put into the design of the house.

The property speaks quality and class and is beautifully presented throughout. It is ideal for those seeking a low-maintenance 'lock and leave' home, downsizes looking for an easy living option.

4 BED | 2 BATH | 2 CAR

PRICE:
\$595,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

Alfresco.	18.92m2
Garage.	31.49m2
House.	154.37m2
Porch.	4.62m2
Total	209.40m2

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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12 Ballymena Vista, Southern River

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