



**SOLD**

## SPACIOUS FAMILY HOME IN UNIQUE & TRANQUIL SETTING

You have to experience this magical location to believe it! The home overlooks Marmindie Street Park & has Mount Coot-tha walking trails at your doorstep. This is a truly unique location!

You won't be disappointed as, as soon as you enter the home, you'll be greeted by the perfect harmony of indoor and outdoor living that seamlessly blends the lush surrounding environment with its open-plan living areas.

The wide entrance hall takes you past the formal lounge room to the generous open plan kitchen which is the central hub of the home & the family room & continues through to the rear of the home where you'll find the 3 family bedrooms & spacious family bathroom. Off the kitchen, is the formal dining room & leads you through to the private master bedroom retreat which is serviced by a private ensuite & walk thru robe plus seating area overlooking atrium garden.

Some of the many features include:

- 4 built in bedrooms
- Master with walk through robe, ensuite & sitting area, both overlooking an atrium garden
- Bedrooms 2, 3 & 4 are all generous in size with built-ins & fans
- Spacious family bathroom with atrium garden outlook + separate WC
- Generous family kitchen with gas cooktop, loads of storage & bench top space, pantry, dishwasher plus breakfast bench. You can watch the kids play in the pool, interact with those you're entertaining either inside or out & feel part of all family activities.
- Elegant formal living room with open fireplace
- Dining room which adjoins the lounge & overlooks pool & outdoor entertaining areas
- Spacious informal living room with combustion fire-place adjoins the kitchen.
- Study
- Fabulous outdoor entertaining area around the pool with alfresco dining area & plenty of room to lounge!
- = Large in-ground sparkling salt water pool
- Separate laundry
- Split system A/C's & Ceiling fans throughout

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,500,000

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. [www.skylinemedia.com.au](http://www.skylinemedia.com.au)

Residence	-	223.6 m <sup>2</sup>
Ext.	-	48.8 m <sup>2</sup>
Garage	-	31.9 m <sup>2</sup>
<b>Total</b>	-	<b>304.3 m<sup>2</sup></b>



## 65 Nankoor 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.