



IN PARK LAKE



FOR SALE

PARK LAKE RECORD PRICE ACHIEVED!

An enviably stylish family entertainer of luxurious quality in the whisper quiet Park Lake estate affords a diverse floor plan of over 32 squares (300sqm), 3 separate living spaces, and massive outdoor entertaining with sparkling magnesium pool. This grand 4 bed plus study (potential 5th bedroom), 2 story home is designed to accommodate an array of living options. Sitting on an expansive 741m2 flat block backing directly onto a peaceful reserve and complimented by manicured tropical gardens and lush premium lawns, this striking and exquisitely renovated house, which the owners have painstakingly enhanced over the last 4 years, stands on one of Park Lakes best-loved streets as a champion for attention to detail with a distinctly spacious feel. Ever popular Park Lake is only a short walk to the recreational playground, Jett's 24hr gym, Super fish 25m heated indoor swimming pool, café, and a short safe walk to the well-regarded Park lake Primary school.

Act now to secure the Maudsland lifestyle, such a gorgeous family house on substantial flat block is a rare commodity and the owner is motivated to sell now.

Notable features and benefits include:

- 2 story home on a massive 741m2 block backing onto reserve
- 6.6kw Solar system
- ADSL fibre to the premises high speed internet access
- 4 good sized bedrooms with wardrobes, ceiling fans and large study or 5th bedroom option downstairs
- 2 fully renovated contemporary bathrooms and separate toilet downstairs
- The king-sized master bedroom boasts a walk-in robe and generous beautifully renovated contemporary ensuite
- Upstairs also boasts an expansive lounge room, perfect for separate living
- The downstairs living options consist of formal lounge and dining, family meals and breakfast dining. Massive games/ media lounge with views to the
- Huge freshwater magnesium pool and manicured flat 'Sir Walter' lawns ideal for kids play equipment
- Samsung ducted air throughout, turn your a/c on from your phone.
- The good-sized renovated kitchen is located to service the outdoor entertaining, formal dining and the breakfast/family meals area. The wrap around stone bench tops and cabinetry allow loads of room for storage and are complimented by a gas cook top and SMEG oven
- Slide out the back to the impressive gardens, sparkling pool and expansive outdoor undercover

5 BED | 2 BATH | 2 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



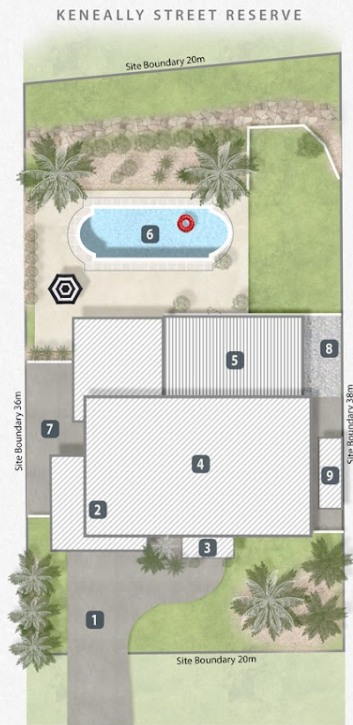
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• **First FLOOR PLAN**



• **Ground FLOOR PLAN**



• **Site PLAN**

- SITE LEGEND**
1. Driveway/Additional Parking | 2. Garage | 3. Entrance Porch
4. Double Storey Residence | 5. Covered Alfresco Patio
6. Swimming Pool | 7. Drying Yard | 8. BBQ Area |
9. Shed (1.5 x 4.5m)

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PROPERTIES

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INTERNAL AREA : 245 M²
PATIO AND PORCH : 55 M²
TOTAL AREA : 300 M²
SHED : 7 M²
LAND AREA : 741 M²

4 + Study
2 + Powder Room
2 + Driveway Parking

ENVISUAL DESIGN

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout, only. No plan/site plans represented are to scale. Areas have been rounded off where appropriate. Internal area calculations are based on gross internal area.

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.