

# 116 MINE ROAD KORUMBURRA



## FOR SALE

### DRESSED TO IMPRESS.

To pose the question, "are you tired of high-volume builder, cookie cutter homes in new estates?" would be quite cliché, so I won't say that. However, if you're searching for an immaculately presented, high quality, well designed, eco-efficient property on the fringe of town; 116 Mine Road Korumburra is sure to meet those requirements. Perfect for the modern family or someone downsizing from a larger property, this stunning home is on a level 1012m2 block, is practical in design, utilises every inch of space and doesn't skimp on finish or quality. Step inside the front door to the formal entry and you'll immediately appreciate the stand out features this home has to offer, including the stunning timber floor boards, angular ceilings, feature lighting, spacious living and dining area, plus the dream kitchen, to name a few.

There are five generous bedrooms with the master bedroom showcasing a walk in robe and stylish ensuite with twin sinks and an oversized shower. The remaining bedrooms each have BIR's and one cleverly contains a discreet home office nook within the robe space. The kitchen features glass splash backs, stone, waterfall bench tops, WI pantry, loads of practical draws, stainless steel appliances and is part of the open plan dining and living area with bi-fold doors onto a sheltered courtyard with water feature.

Entertain the whole family and their friends in the home theatre room with tiered sections for a full cinema experience.

Towards the rear of the home, another living area/parent's retreat opens onto a deck overlooking the secure yard and rolling hills and is an ideal spot to read a book or oversee the kids in the back yard. There's just so much attention to detail in this home ranging from a clothes airing space in the laundry, to a WI linen press, adjustable hot water temperature gauges in each of the service areas for your little ones using the taps, to zoned, electric ducted heating and cooling and right down to the ducted vacuum system. An inspection is encouraged to really give all of this forethought justice. An oversized 2 car garage has a remote door and direct access into the home. There's also a lock up shed with power and concrete floor, carport and second gate into the yard for easy entrance for garden maintenance or van or boat storage, all accessible from a rear lane. Situated only minutes from the centre of town, adjacent to Apex Park, this property offers space, a rural feel and quiet location.

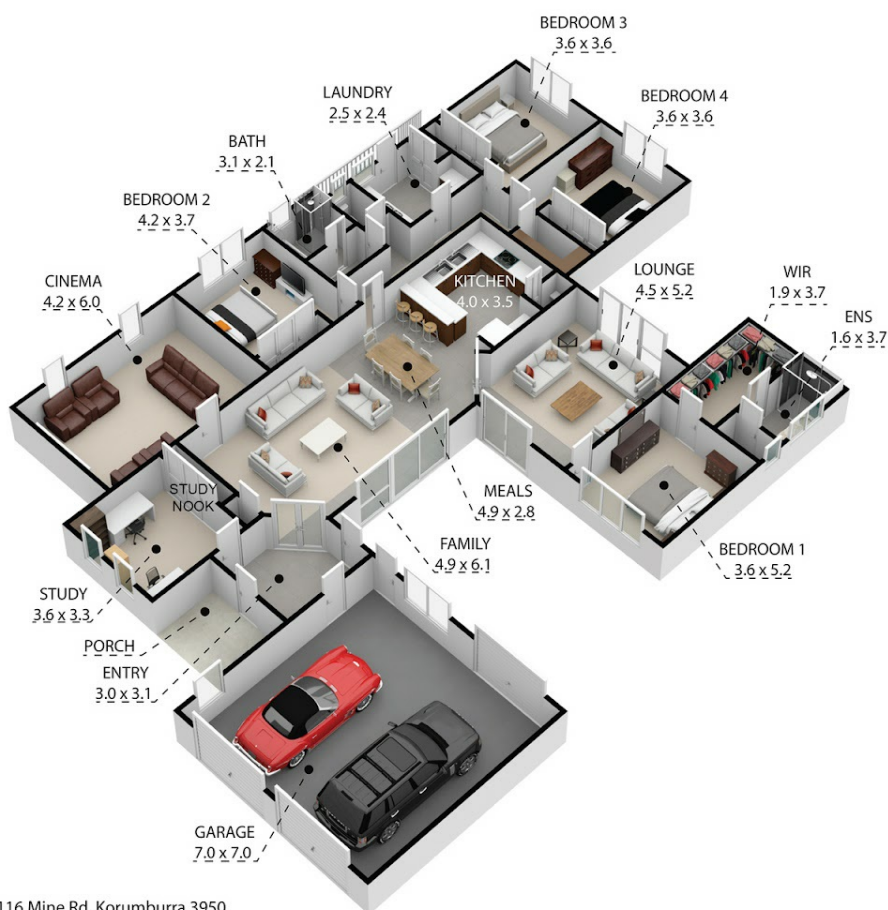
5 BED | 2 BATH | 3 CAR

PRICE:  
\$879,000

OPEN FOR INSPECTION:  
N/A



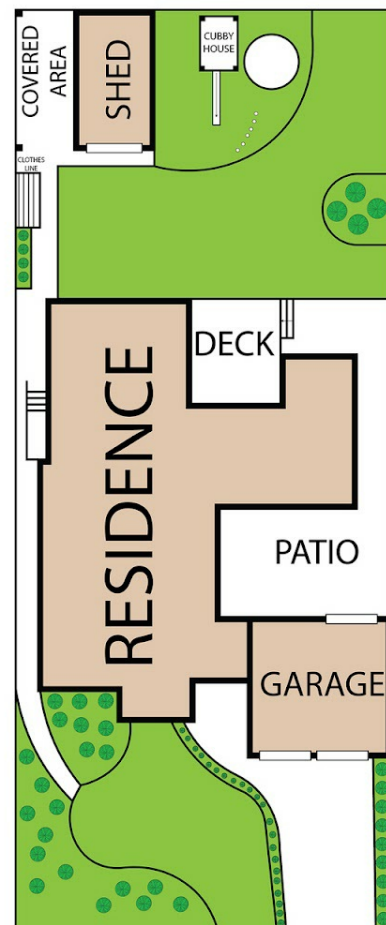
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Christie Nelson Real Estate



116 Mine Rd, Korumburra 3950

TOTAL APPROX. FLOOR AREA 292 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.