

# FOR SALE

## PERFECT START FOR A GROWING FAMILY!

Featuring multiple living areas, generous backyard and in an excellent family-focused location, this substantial split-level four bedroom home really ticks all the boxes.

Enter via the spacious sunken lounge, where the high ceiling is accentuated by exposed wooden beams. A raised dining room overlooks the lounge for an even greater sense of space throughout, offering plenty of options for extended family entertaining. The updated kitchen showcases an abundance of storage, complete with gas cooktop, dishwasher and island bench, providing a practical workspace the family cook will love!

Adjoining the kitchen is your family/meals space, flowing seamlessly through a sliding door out to your fantastic outdoor entertaining area - perfect for weekend BBQ's and alfresco dining. The generous grassed backyard provides ample space for the trampoline, swingset or backyard cricket tournament, with no end of space for the kids and pets to stretch their legs and explore.

Completing the home is the detached double garage for secure off-street parking, plus all of the extra parking space available in the long driveway that leads up to the home.

Kids can play safely in this quiet cul-de-sac, perfectly positioned within footsteps to local parks, playgrounds and bus transport, with mere minutes to Kingsford Smith School and Kippax Fair Shopping Centre. Just a short drive further are additional popular schools as well as St Francis Xavier College, Lake Ginninderra and Westfield Belconnen.

Please submit your enquiry to express your interest in this fantastic family home!

### Features

- Currently Tenanted at \$600pw
- Ducted Gas Heating & Evaporative Cooling
- Painted Exterior
- Sunken Lounge w/ High Ceiling & Exposed Beams
- Separate Dining + Family/Meals
- Updated Main Bathroom & Ensuite (w/ Corner Spa)
- Entertaining Deck w/ Pergola
- Detached Double Garage w/ Auto Door

4 BED | 2 BATH | 2 CAR

PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A



**Catherine Halloran**  
**0490045819**  
catherine@thepropertyagents.com.au  
[www.thepropertyagents.com.au](http://www.thepropertyagents.com.au)