



# FOR SALE

## LIVIN' ON THE EDGE.

### OPEN HOMES CANCELLED - UNDER CONTRACT

Occupying an exceptional position where urban sprawl borders the big beyond, this fine property deserves your careful consideration.

Built by award winning Sentinel Homes in 2015 this fine home offers an ample circa 234sqm of quality living space across two levels. Think high stud ceilings, roomy spaces, large windows, a norwesterly aspect letting natural light stream in & excellent flow to covered & uncovered patios & sprawling 1506sqm (mol) grounds.

And privacy. A coveted commodity that is often lacking in estates like this one. You have privacy in abundance here, thanks to single level homes on two sides and paddocks on the third, occupied by sheep grazing against a tranquil leafy vista of the bush clad hills.

A home chocka with everything you need for carefree living, the ground floor is dedicated to creation, relaxation and connection. Whipping up tasty culinary creations while engaging with your nearest and dearest will be a pleasure in your well-equipped kitchen - stocked with quality appliances, & with fabulous overflow provided by the adjoining butlers pantry. A set up for all seasons, dedicated to function, year-round comfort & harmony. Dine indoors or under the stars. Relax together - or separately. Every member of your family - parents needing peace, chatty kids & gaming teenagers - will be well catered for here.

The upper level is the accomodation zone, although there is a double bedroom on the ground floor too. On this level you have two big bedrooms, the family bathroom, another lounge & the master suite, with walk-in-robe, ensuite & dreamy balcony with glass balustrade - feel the breeze through your bedroom, listen to the birdsong, appreciate that emerald view. Magic.

Imagine what you could do with grounds this size too. Room for a pool. A good-sized shed. Perhaps both? Explore the potential for future upside offered by the zoning, site size & layout.

This is a one-of-a-kind property. Make it yours.

4 BED | 2 BATH | 2 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



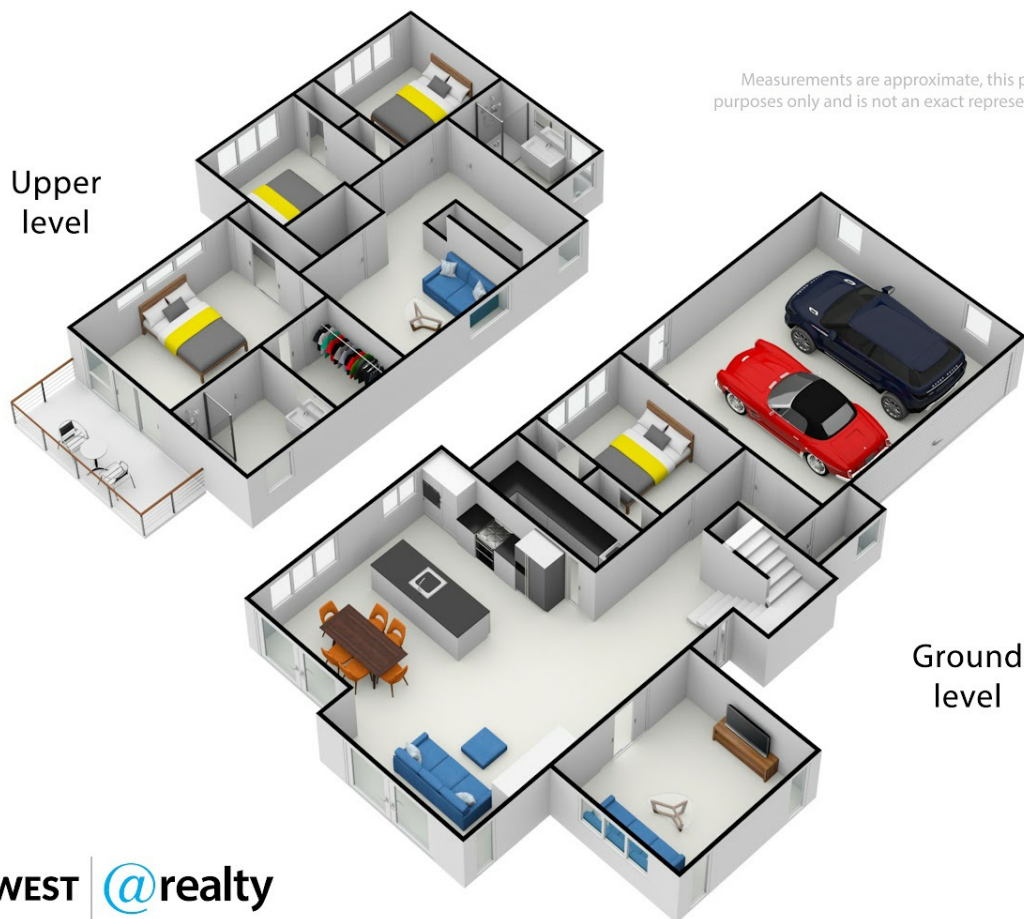
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Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property



**NORTHTOWEST** | @realty

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.