



## FOR SALE

### ENORMOUS 36SQ LOWSET – SIDE PARKING, HIGH CEILINGS, PERFECT ASPECT, DUCTED AIR & HUGE LIVING THROUGHOUT

Boasting gated side access for securely parking a boat, camper trailer or 3rd vehicle, a perfect Northerly aspect into all 4 living areas and across the private pool and alfresco, plus soaring 9-foot ceilings and ducted air-conditioning throughout, this enormous 36 SQ (335sqm) lowset home elevated on an 800sqm block, features 4 generous bedrooms and a study (or 5th bedroom). The black granite gourmet kitchen and living areas (lounge, meals, family and rumpus) all look out over the alfresco and private pool area (with cascading water-feature) so you can keep an eye on children swimming from inside the home.

As mentioned, the 4 spacious living areas all focus their attention over the pool and alfresco areas, enjoying an ideal aspect for cool Summer breezes and extra winter warmth, whilst also creating that sought-after seamless flow between indoors and out. At the rear of the home, the rumpus features plenty of windows for natural light and a fixed (pool-safe) security screen overlooking the pool and its cascading water-feature, making it very easy to sit and relax here. A privacy wall separates the rumpus from the huge open plan family and meals areas, all overlooking the pool. Then in front of the kitchen and opening onto the private alfresco area is a separate lounge, allowing family members yet another space to relax. The kitchen is central to all living spaces, allowing you to interact and chat with family and guests, wherever they choose to sit, whilst you prepare meals. The open galley-style kitchen comprises two long, gleaming black granite benchtops with under bench and overhead drawers and cupboards, European stainless-steel cookware, a deep walk-in pantry and water-plumbed fridge cavity.

At the front of the home, open the wide double doors (security screened) into a classy entry foyer. To the right of the entry and overlooking the front of the home is a large study with built-in desks and overhead cupboard storage, an ideal and very practical home office. Also at the front of the home, to the left of the entry, is the master suite. This area features a spacious main bedroom with ample natural light, a generous walk-in robe and a very stylish ensuite boasting a luxurious corner spa bath, large shower and a double vanity with black stone benchtop. Ahead of the entry off the bedroom hallway you have bedrooms 2,3 and 4 at the rear of the home and well away from the master. These are all generously sized, with large built-in robes and ceiling fans. These bedrooms are serviced by a lovely and spacious main bathroom with an oversized

5 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$1,200,000

OPEN FOR INSPECTION:

N/A



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# 19 BRIGADOON CRESCENT, EATONS HILL



**INTERNAL: 304sqm**  
**EXTERNAL: 32sqm**  
**TOTAL: 336sqm**



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Measurements are indicative only. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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.