



# SOLD

## LUXURY AND STYLE

Marcel Pratt and @realty are proud to present a modern family home of the finest quality and clever design. Set on the high side of the street in a terrific estate the landscaped front yard and grand façade create an excellent street appeal. The carefully crafted and designed 4 bedroom, 2 bathroom and study home will please the entire family.

- Front porch leading to a wide, inviting hall entry.
  - King size master bedroom with a large walk in wardrobe and double windows.
  - Tastefully designed ensuite with modern tiles, a large bath tub and shower and of course, a twin basin vanity.
  - Minor bedrooms are spacious with built in wardrobes and floating timber floors.
  - Open plan living room, elegant yet practical, combining sitting area, very large dining and breakfast areas with large shiny high quality porcelain flooring, high recessed ceilings and decorative, functional lighting.
  - A large, elegant kitchen with ample floor and wall cabinetry that will please any chef. 900 mm stainless steel 5 burner gas cooktop and oven, large pantry, 40mm stone benchtop, soft closing drawers and stainless steel dishwasher. Water pipe available in the fridge cavity to plumb your fridge if required.
  - Sliding door access to the outdoor entertaining area with the large alfresco and very low maintenance, private backyard.
  - The neat and tidy area with established fruit trees, herb garden and attractive water feature create that calming tranquil feel.
  - Large steel shed tucked away neatly in the right hand corner of the property.
  - Double lock up garage with internal access and a doorway to the side and backyard.
  - The many other features include reverse cycle ducted air con, instant gas hot water, modern downlights, remote access and so much more.
  - Close to major shopping, private and public schools, lots of parks and many vineyards, etc
- Call Marcel on 0421 680 531 to arrange your inspection.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$710,000

**OPEN FOR INSPECTION:**  
N/A



**Marcel Pratt**  
**0421680531**  
 marcel.pratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)