



FOR SALE

LIFESTYLE, LOCATION & LOW MAINTENANCE LIVING ARE ALL ON OFFER HERE!

SATURDAYS OPEN CANCELLED - APOLOGIES

There's so much to enjoy in this fabulous family home centrally located in a quiet area of family friendly Chapel Hill & so close to all amenities, You'll be impressed by both the street appeal & immaculate interior as soon as you arrive.

Flowing seamlessly over 3 levels, this is low maintenance family living at its best with absolutely nothing to do but move in!

Enjoy your summer days relaxing in privacy around the sparkling pool on the fabulous deck or watch the children play or pets run, in your fully fenced garden. Plenty of room for alfresco dining on your rear deck as well.

With these hot summer days you'll appreciate this ducted air conditioned home & also enjoy the natural cross flow breezes.

For those cooler winter days the combustion fire in the living room & reverse cycle air conditioning looks after this, not that they're required at the moment!

Key features:

ENTRY LEVEL

- Open plan lounge, with combustion fire place & dining room adjoin the modern kitchen which overlooks the pool & external alfresco entertaining area
- Fabulous gourmet kitchen featuring all electric cooking, pantry, good storage, & bench space.
- Stone bench tops & breakfast bench

UPSTAIRS

- 3 built in bedrooms - 2 lead through French doors to front balcony. All have fans & A/C.
- Newly renovated bathroom with bath & separate WC

DOWNSTAIRS

- Spacious office
- Although just below 2.4m, one multi purpose room is currently used as a 4th bedroom
- 3rd utility space perfect for a small gym / kids play room or TV room

3 BED | 2 BATH | 2 CAR

PRICE:

By Neg

OPEN FOR INSPECTION:

N/A

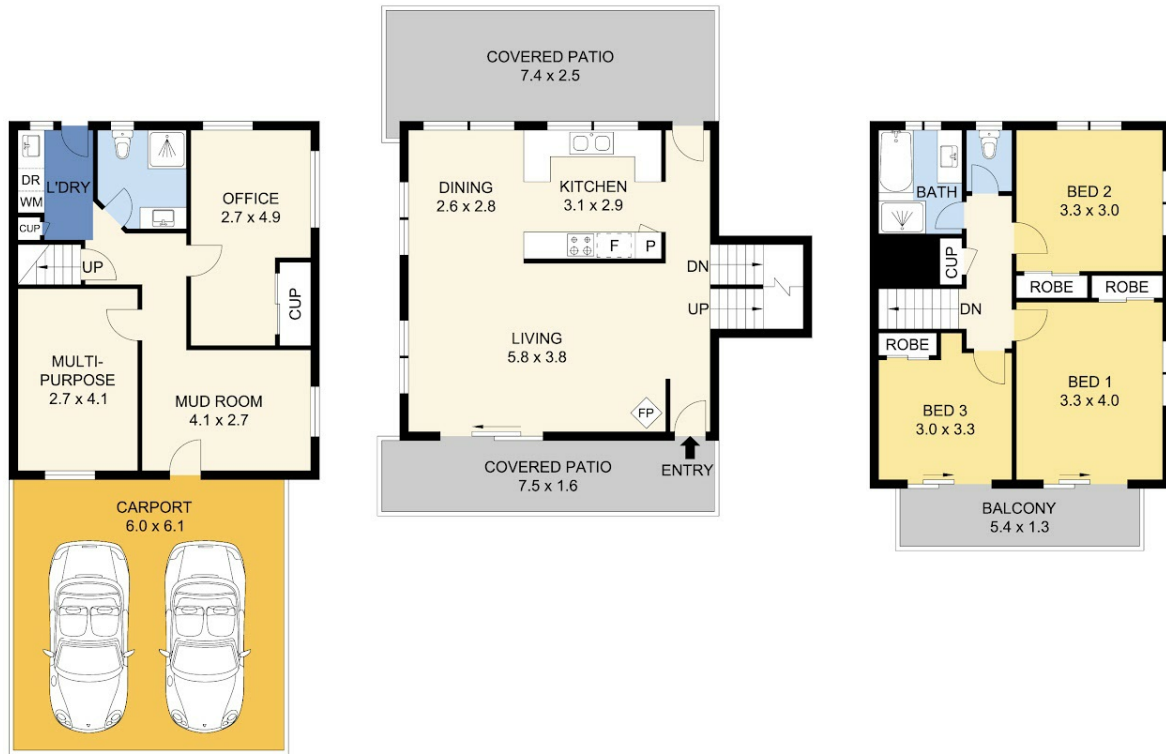


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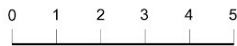
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LEVEL 1

LEVEL 2

LEVEL 3



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Residence	- 151 m ²
Carport	- 37 m ²
Covered Patio	- 31 m ²
Balcony	- 7 m ²
Total	- 226 m²



17 Robyn Street, Chapel Hill

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.