



# FOR SALE

## CAPTIVATING FAMILY HOME!

\* This property will go to Auction on 6/3/24 @ 6pm if not sold prior \*

Discover the perfect family retreat where there is room for everyone to relax and enjoy!

Generously proportioned, this four bedroom ensuite home boasts a thoughtful floor plan with approximately 162sqm of living space, not counting the inviting alfresco area and deck! The well-designed layout ensures a harmonious living experience, with the kids' bedrooms strategically separated from the master suite, and a spacious open-plan family room destined to be the heart of countless family gatherings.

The generously-sized alfresco area is a standout feature, surrounded by an impressive 80-square-meter deck, built to accommodate a future spa installation. Ideal for those who love entertaining, this home offers a comprehensive package for a vibrant family lifestyle.

Adding to the convenience is this peaceful location, with an easy walk to local Bonner shops alongside Woolworths Metro or to Amaroo Village for both Coles and ALDI supermarkets. Walk to Amaroo School, open parkland and lovely walking trails, or explore scenic hiking trails at nearby Mulligans Flat.

Bus transport is footsteps away, or it's a short drive down to Marketplace Gungahlin for major shops and supermarkets, cafés and restaurants, further services or light rail transport straight down to the city.

### Key Features:

- Four Queen-Sized Bedrooms w/ Built-ins (Main w/ Walk-In Robe & Ensuite)
- Two Separate Living Areas
- Spacious Kitchen w/ Stone Benches & Bosch Appliances
- Open-Plan Family Room
- High-Quality Porcelain Tiles Throughout Living & Alfresco
- 80sqm Deck + Alfresco & Multi-Purpose Room (Office)
- Braemar Zoned Ducted Heating & Cooling
- Video Intercom
- Double Garage w/ Auto Door & Internal Access
- Two Driveways plus Side Access

4 BED | 2 BATH | 2 CAR

### PRICE:

Buyer Interest from \$920k

### OPEN FOR INSPECTION:

N/A

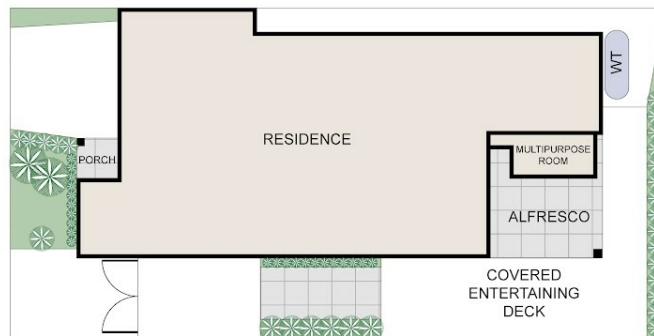


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.