



## FOR SALE

### MODERN 3-4 BEDROOM HOME!

\* To be auctioned onsite 22 Feb @ 6pm if not sold prior \*

Updated throughout in modern tones, this home offers a versatile floorplan that is sure to exceed expectations.

Offering a generous 160sqm (approx) living area that surpasses the standard 3 bedroom home size, and located in a peaceful cul-de-sac among other well kept, owner-occupied residences - this property is the perfect blend of comfort, style, and practicality.

#### Key Features:

##### Bedrooms and Extension:

This home features 3 bedrooms, each with built ins, along with a versatile family/rumpus extension. The generous extension comes complete with its own bathroom, offering the flexibility to serve as a 4th bedroom, guest suite or granny flat (just add french doors!) - or the kids rumpus & games room.

##### Renovated Kitchen & Living Spaces:

The kitchen is a focal point of the home, featuring modern inclusions such as a dishwasher and electric cooktop. The adjacent meals area provides a space for casual dining while the separate dining room caters to larger gatherings. Enjoy the convenience of separate lounge and dining rooms, each offering distinct living spaces for entertainment or relaxation. Bamboo floorboards add elegance, complemented by carpeted bedrooms refreshed in modern tones.

##### Climate Control:

Experience year-round comfort with reverse cycle ducted heating/cooling featuring two zones for personalized temperature control. Additionally, two split system AC units in the extension ensure everyone is comfortable - while the running costs are offset by the 6.6kw solar panel array.

##### Spacious Rear Garden & Parking:

The established rear garden provides a private outdoor space for relaxation and recreation. A workshop is available for DIY enthusiasts or extra storage. Ample parking is facilitated by a double carport for everyday convenience, and an additional high carport is perfect for accommodating a caravan or boat.

3 BED | 2 BATH | 3 CAR

PRICE:  
AUCTION

OPEN FOR INSPECTION:  
N/A

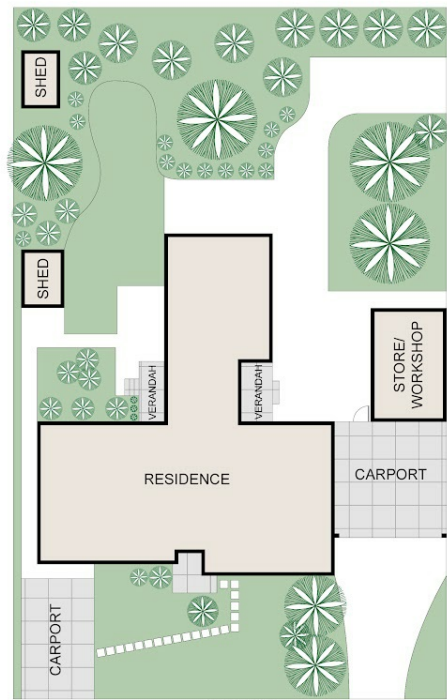


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SITE PLAN

*Catherine Halloran*  
LICENSED AGENT

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.