



FOR SALE

SOLD BY THE KRIS AND AMANDA TEAM

The Kris and Amanda team are pleased to present 13 Gerygone Court in Narangba to the market for sale. This Narangba Valley home is located in a quiet cul-de-sac and surrounded by quality homes and neighbours.

Beautifully presented and featuring a great mix of formal and informal living spaces in a very generous family oriented design.

Features of this home include:

- 4 large bedrooms with built in robes and ceiling fans, plus a separate office / 5th bedroom
- Master bedroom with Dakin air-conditioner, walk in robe and ensuite bathroom
- Media room with cavity sliding doors, includes 8 speakers for Dolby Atmos surround sound experience
- Updated Kitchen with stone bench tops, dishwasher, ceramic cooktop and electric oven, fridge space plumbed for water
- Huge open plan living space
- Separate formal dining
- Main bathroom with shower, bath and separate toilet
- Updated laundry (internal with side yard access)
- Zone ducted Dakin air-conditioning with MyAir Control
- Security screens to all doors and windows
- Cool and cosy insulation
- Upgraded LED lights throughout
- CCTV Camera system throughout
- 7.9KW Solar with Feronius Inverter
- High pitch roof with loft door and storage in the roof
- Large patio entertainment area with tinted roll down blinds
- 6m x 6m colourbond shed with power, lights and mezzanine storage
- 8m x 3m roof area with extra height for a caravan, boat or motorhome
- 2 x water tanks and pump
- Approximately 311sqm of living space
- Generous 827sqm block with landscaped gardens

The property has been tastefully modernised with nothing left to do but move in and enjoy!

4 BED | 2 BATH | 3 CAR

PRICE:
offers over \$999,000

OPEN FOR INSPECTION:
N/A



Kris Sutcliffe
0404742058
kris.sutcliffe@atrealty.com.au
www.atrealty.com.au



13 GERYGONE COURT NARANGBA

*This floorplan is to be
used as an indication
of layout only.*

*A personal viewing of
the property is both
recommended and
welcomed!*

Prepared by

@realty

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.