



## FOR SALE

### STAR QUALITY...

Built in 2018, this former A1 Homes showhome offers an enviable trifecta of size, style & comfort.

Commanding from the road, clad in a mix of Linea, Vertical Shiplap & Stria, topped off with Metalcraft T-Rib roofing & perfectly positioned on its 432sqm (mol) site, this stunning residence offers circa 234sqm of graciously appointed, well laid out, living across two levels.

The Lower Level. Entertain, relax, engage with your special people. Work or study in peace - there's a spacious bedroom near the front door with the convenience of an adjoining wc while the rest of this level provides wonderfully spacious indoor & outdoor living. You're sure to appreciate the lovely features like gorgeous oiled timber flooring, the feature slider leading into the living hub & butlers pantry off of the stunning 'blanc et gris' kitchen. Light filled indoor living spaces are seamlessly extended by two decks - a 12sqm deck off the dining - perfectly positioned for morning sun & 34sqm of north facing decking with dual access from both lounge & dining, partially covered & with a sky light. Hello year-round alfresco dining!

The Upper Level. This level is all about family. Three more big bedrooms & a well spec'd family bathroom - tiling in shades of charcoal & cabinetry with timber accents. The sizeable family room provides fabulous separation from the master suite - replete with ensuite & impressive walk in robe.

The Grounds. Equipped with mature landscaping front & back - enough fully fenced garden to enjoy but not so much as to become a burden.

The Location. Get ready to experience the ease of 'Triangle' living - made even better by the Huapai footbridge to the shops. You're in zone for popular Huapai District School & a very short stroll to the bus stop on Station Road.

Truly an exceptional home with undeniable 'je ne sais quoi'. See yourself here?

I look forward to showing you through!

\* The balance of the 10 year Master Builders Guarantee is able to be transferred. Transfer fee applies

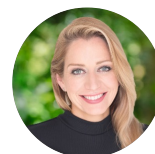
4 BED | 2 BATH | 2 CAR

#### PRICE:

Asking price \$1,285,000

#### OPEN FOR INSPECTION:

N/A

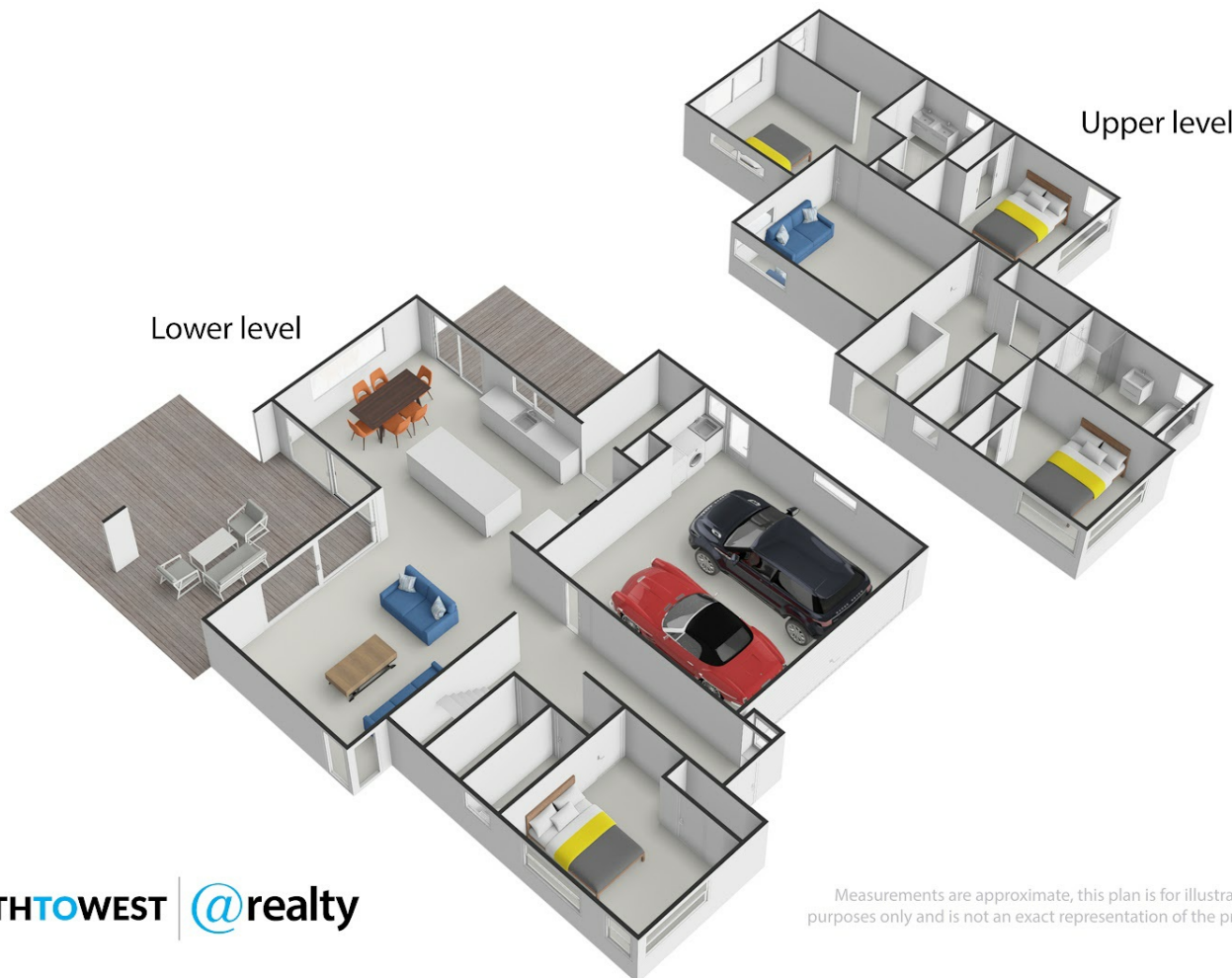


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Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

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.