

# 33 RIFLEBUTTS ROAD KORUMBURRA



## FOR SALE

### THERE'S ROOM FOR ALL HERE.

Here is a home with a lot to offer the modern family. This contemporary residence features a generous amount of living space under roof, including three living areas.

The modern and sleek kitchen is every chef's dream, featuring large, S/S appliances, ample storage space plus WI pantry, and a stylish island bench. The adjacent dining area is the ideal spot for family meals and intimate gatherings, with easy access to the outdoor entertainment area. A large wood fire services the open plan living area. The home also has a central heating and cooling system.

This property has a magnificent alfresco area, perfectly designed for hosting barbeques, parties, or simply enjoying a quiet evening with family and friends. The low maintenance garden adds to the overall appeal of this property, allowing you to spend more time relaxing and less time on upkeep. There is a lock up workshop in the yard, plus the double car garage with direct access into the house and WI pantry for ease of unpacking the food shopping and space either side of the home to store a moderate trailer or van.

There are four sizeable bedrooms in total, with the master boasting a tiled ensuite, WIR and double doors for ease of adding any bulky furniture. There is a separate living area/parent's retreat at the front of the home, the open plan living space plus the third area which could be utilised a home theatre/games/home gym space, well appointed to three of the bedrooms.

Located on a generous 705 square meter block, this property offers plenty of space for outdoor activities and is perfect for families with kids or pets.

Currently leased to excellent tenants at \$530 per week, this property has everything you could ever want and more whether you are looking for a place to settle down or an investment opportunity. Min 48 hours notice required to inspect the home by appointment.

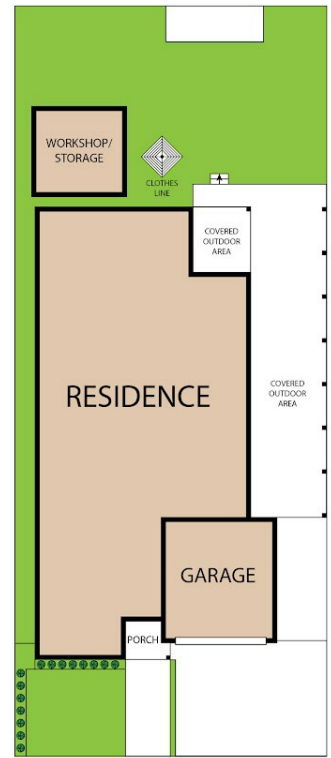
4 BED | 2 BATH | 2 CAR

PRICE:  
\$732,000

OPEN FOR INSPECTION:  
N/A



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



33 Riflebutts Road, Korumburra 3950

TOTAL APPROX. FLOOR AREA 251 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.