



**SOLD**

## IMPRESSIVELY RENOVATED DUAL LIVING HOME ON A SUBSTANTIAL 1270SQM BLOCK!

Substantial, sophisticated and sought after: the message emphasizes quality, with the mood matching indoor luxury to outdoor allure. This impressive five (5) bedroom, contemporary dual level residence delivers everything we desire from a design perspective, while still offering the feel of a family abode.

With a striking rendered facade and a light-filled interior the home feels cohesive, while offering two very distinctive domains, with both upstairs and downstairs offering its own inviting and air-conditioned living and dining zones.

The dynamic layout offers the ideal in flexibility for extended families, with the indoor spaces opening seamlessly out to the expansive and private alfresco dining area. Perfect for entertaining with a built-in BBQ, the entertainment space continues with wrap around timber decking overlooking manicured, low maintenance gardens.

Fully fenced and perfectly appealing on a rare 1,270m<sup>2</sup> allotment with the option to explore development scope if so desired, subject to council approval.

At a glance:

- Entertainers delight with spacious covered deck
- Polished hardwood floors upstairs
- Neutral colour palette to suit any decor
- Two sleek kitchens equipped with feature tiling, breakfast bar, quality appliances, microwave nook and plenty of storage
- Multiple lounge and dining zones
- Three (3) generous upstairs bedrooms, main with air-conditioning and two (2) downstairs bedrooms all offering built in-robos and ceiling fans
- Serviced by two (2) stylish bathrooms with floor to ceiling tiling
- Downstairs laundry
- Prized 1,270sqm block with potential to add second dwelling
- Room for a pool and shed
- Colour bond fencing
- Water tank

**5 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$576,500

**OPEN FOR INSPECTION:**  
N/A



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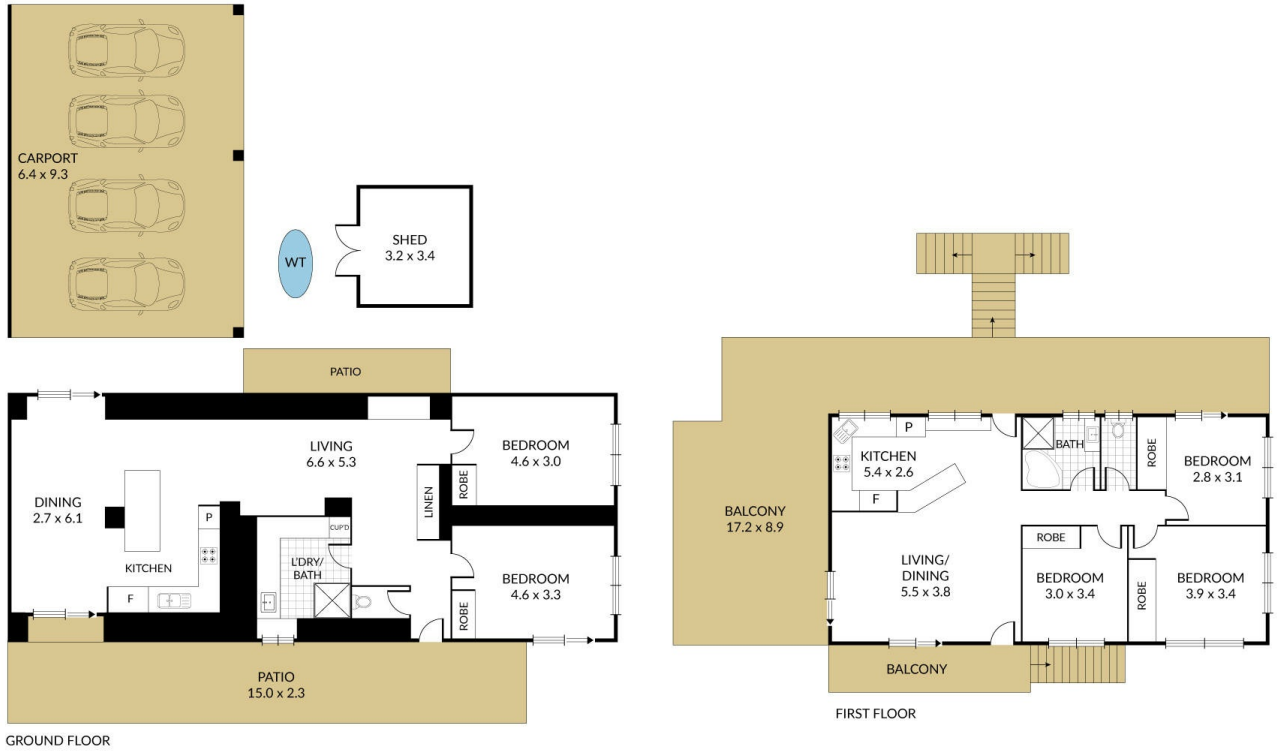
Internal 174m<sup>2</sup> External 175m<sup>2</sup> Total 349m<sup>2</sup>

838 Kingston Road, **Waterford West**



NORTH

5 x 2 x 4 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.

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