



# FOR SALE

## A HOME PERFECT FOR EVERYONE!

Set in a quiet cul-de-sac down an internal driveway, this beautiful and spacious home is nestled on a 0.1106 ha land parcel that offers peace, privacy and seclusion from neighbouring properties. With acreage behind you, you will feel like your living in the country.

Upon stepping inside this home, you will be drawn to the split level design and soaring raked timber ceilings, that further enhance the already spacious and light filled 9 x 5.6m of open plan living. The focal point of this home is the approved extension that incorporates a second living area and the 4th bedroom. A study nook and bay window with seat further compliment this space making it perfect for someone wanting to work from home, or an area to escape to whether you're an adult or child. What ever your requirements are, this is a home where everyone can have their own space and not feel like your living upon each other.

A well designed Tas Oak kitchen features oodles of bench and cupboard space and a kitchen island. A hideaway laundry is also incorporated into the kitchen area. The home is economically heated and cooled via a heat pump, and for added winter warmth, a free standing wood heater creates a lovely ambience. To keep power costs down, there are solar panels and an inverter.

There's loads of storage inside, but outside you will be spoilt for storage options with a 8 x 5m garage and a 6.2 x 3.1 m garden shed with wood storage. Kids will love the double story cubby and with room for some chickens, you will love daily fresh eggs.

Whether you are a growing family, retirees, couples or single, this is a home that will suit anyone, no matter what stage of life your at. Summer is nearly upon us and you'll love the coastal lifestyle that the Southern Beaches area offers, so best be quick with this one, as I'm sure it wont be on the market for long.

Disclaimer: We have obtained all information in this document from sources we believe to be to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All timeframes and dimensions are approximates only

4 BED | 1 BATH | 1 CAR

### PRICE:

Offers over \$695,000

### OPEN FOR INSPECTION:

N/A

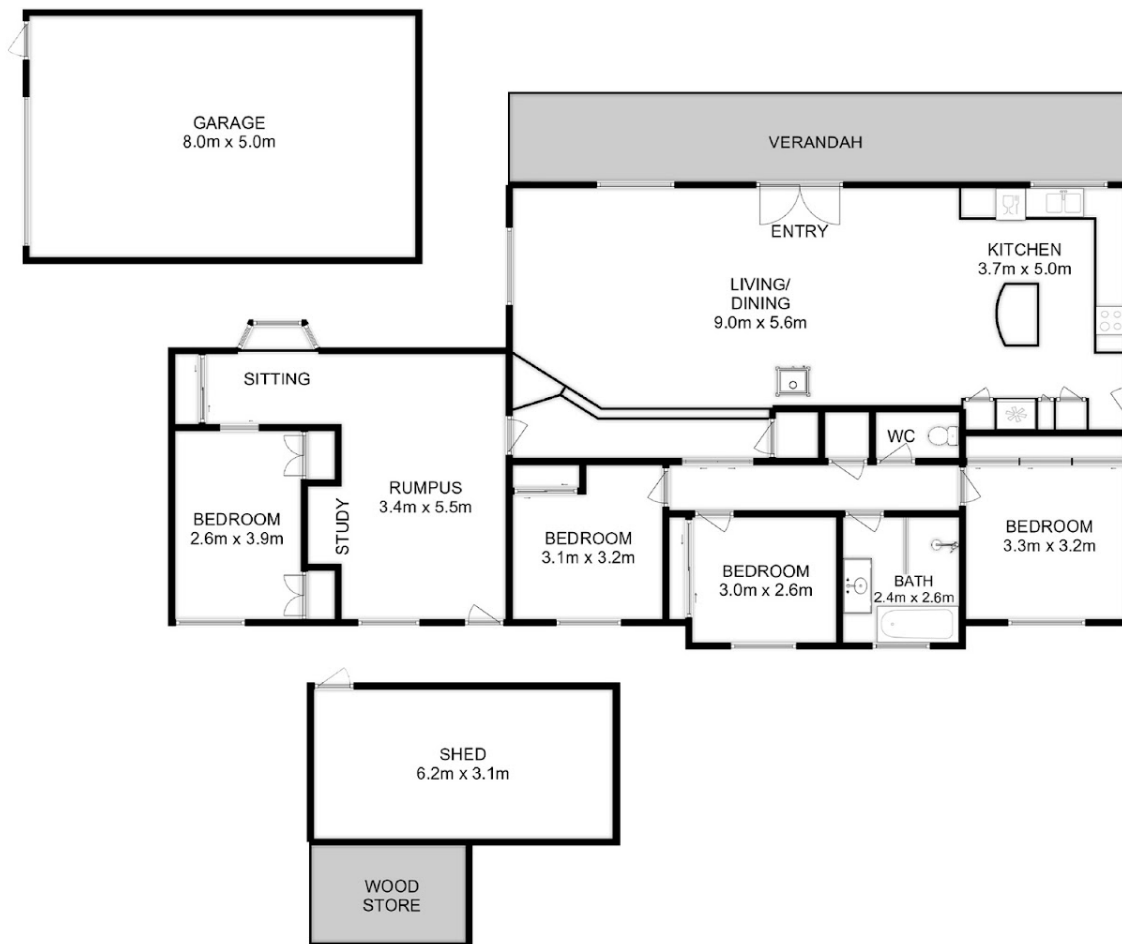


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Total Approx. Floor Area : 164 sqm  
Total Approx. Outbuilding Area : 59 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com



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.