



FOR SALE

**WELCOME TO THIS BEAUTIFUL RESIDENCE
LOCATED IN FEDERATION PARK, AN
EXCLUSIVE GATED ESTATE, HOWEVER, BE
QUICK !**

If you have been looking for privacy and security that only a gated estate can provide, then look no further.

This is the best estate in the entire region. Federation Park has just 42 individually owned homes situated in a beautifully maintained and gated Estate, and Vacant Possession is guaranteed.

The generously sized master bedroom features a walk-in wardrobe and an ensuite with the additional two well-sized bedrooms including built-in wardrobes and ceiling fans. PLUS a built in study at the front of this lowset home, that offers a warm, welcoming atmosphere from the moment you arrive.

The front office/study provides an ideal space for someone working from home, or it can easily be used as a 4th bedroom.

The expansive open-plan kitchen is equipped with ample cabinetry, a pantry, a dishwasher, a wall oven, and sufficient space for a refrigerator perfect for the entertainer.

A separate dining area and a spacious, air-conditioned lounge room offer plenty of room for family gatherings.

The 350m2 property also boasts a covered outdoor area perfect for enjoying the yard, hosting barbecues, or simply relaxing.

For added convenience, residents can enjoy access to the large inground community swimming pool, a well-equipped community hall, barbecue facilities, and a park area.

Living in the Federation Park Estate provides not only complete privacy but also the added security of cameras and gated access. The community is predominantly owner occupied.

4 BED | 2 BATH | 1 CAR

PRICE:

Inviting Offers over \$600,000 - a bargain

OPEN FOR INSPECTION:

N/A



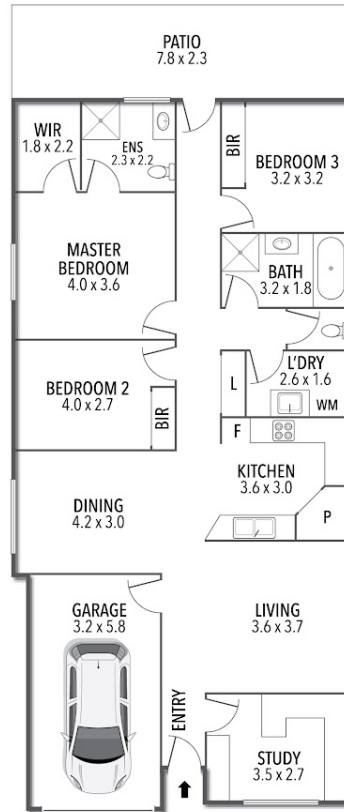
Janice Minihan

0436391146

janicem@atrealty.com.au

www.atrealty.com.au

22/9 HARPULIA COURT MORAYFIELD



TOTAL APPROX. FLOOR AREA 143 SQ.M.

Whilst every attempt has been made to ensure 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 mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

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.