



## FOR SALE

### COUNTRY CHARM AND MODERN COMFORT IN PRIME LOCATION

Welcome to your dream country lifestyle in the heart of The Oaks, a picturesque community known for its welcoming charm and unbeatable convenience. Situated on a generous 976m<sup>2</sup> block, this 3-bedroom, 1-bathroom home (with 3 toilets) offers a blend of comfort, functionality, and sustainable living.

#### Inside the Home:

- \* This immaculately presented home offers a wonderful homely feeling as soon as you enter the door with beautiful plantation shutters throughout.
- \* Stunning timber flooring throughout adds timeless character and warmth.
- \* Three spacious bedrooms, each with ceiling fans for year-round comfort.
- \* Two versatile living areas, including a sunroom with split system air conditioning and ducted air in the main home with the addition of gas heating, providing plenty of space to relax and entertain.
- \* A thoughtfully designed kitchen with induction cooking, a wall oven, dishwasher, pot drawers, wooden butlers block and ample storage, making meal preparation a joy.
- \* Energy-efficient living with a 5.5kW solar system and solar hot water for lower running costs.

#### Outside the Home:

- \* Rainwater tanks for sustainable water use, supporting your garden or outdoor needs.
- \* A car enthusiast or tradie's paradise with ample garage space including:
- \* A double carport and double garage with single drive-through access.
- \* A massive triple garage at the rear—ideal for a workshop, storage, granny flat (S.T.C.A), toys or your prized collection.
- \* A covered outdoor entertaining area with a BBQ space, perfect for hosting family and friends.

#### Highly Sought-After Location:

This home is ideally located in the heart of The Oaks, offering easy access to local schools, shops, cafés, and essential amenities. Enjoy the best of both worlds - peaceful country living with the convenience of a connected community. Whether you're exploring local markets, taking scenic walks, or simply soaking up the friendly atmosphere, The Oaks offers a lifestyle like no other.

3 BED | 1 BATH | 7 CAR

#### PRICE:

\$995,000 - \$1,094,000

#### OPEN FOR INSPECTION:

N/A



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# 8 Vanderville Street, The Oaks



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.